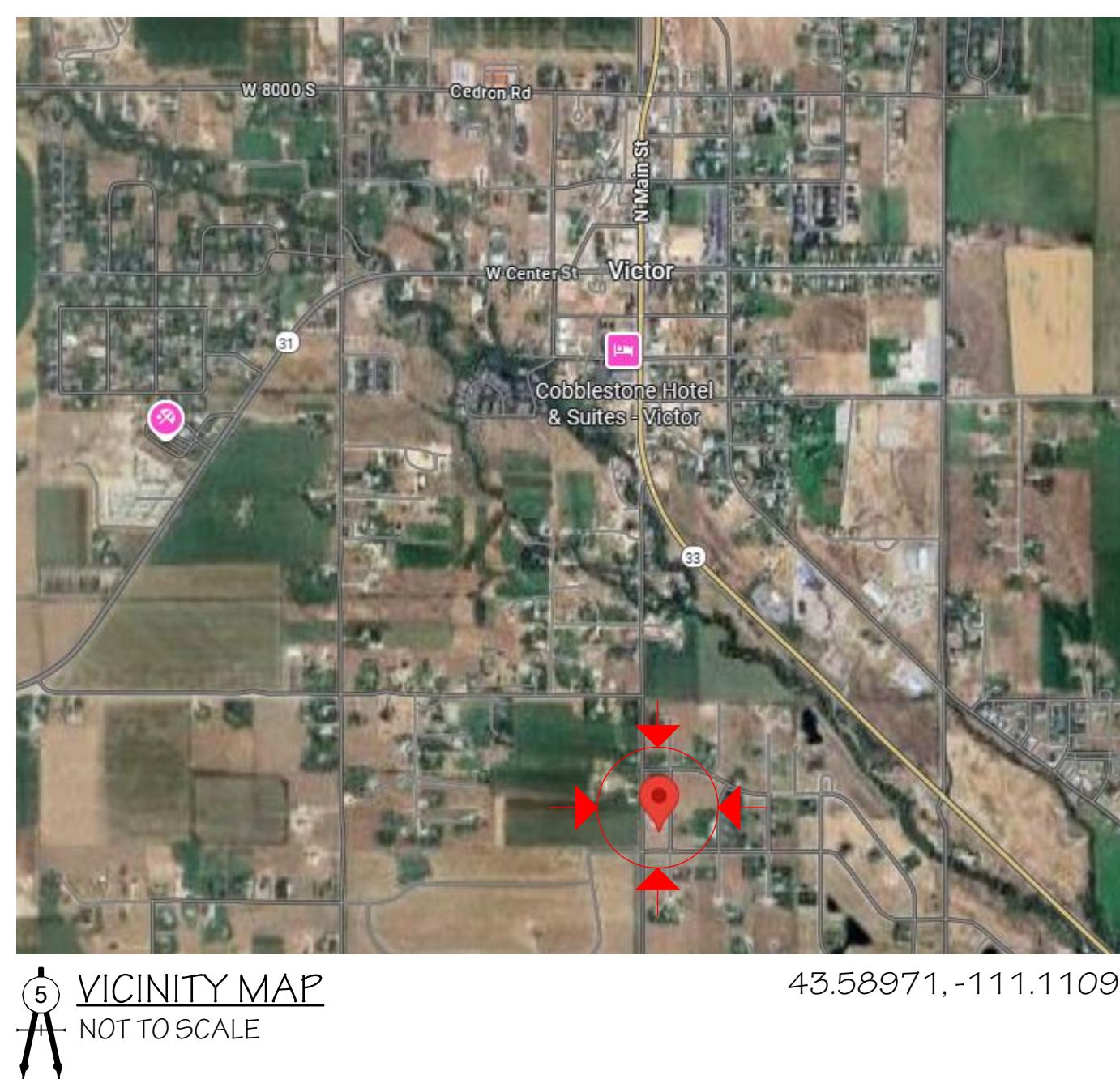




# Brines Residence



FINISHED SQUARE FOOTAGE	
ID	AREA
MAIN FLOOR	2,479
BASEMENT	2,480
4,959 ft <sup>2</sup>	

UNFINISHED SQUARE FOOTAGE	
ID	AREA
GARAGE	840
	840 ft <sup>2</sup>

LOCATION:	VICTOR, ID
ROOF SNOW:	85 PSF
GROUND SNOW:	99 PSF
WIND SPEED:	115 MPH
EXPOSURE:	C
FROST DEPTH:	36"
SEISMIC:	D1
Ss	0.81
S1	0.23
SDS	0.69
SD1	0.4
REGULATION:	IRC 2018

## INDEX OF SHEETS

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C-101	SITE INFO
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S-101	FOUNDATION
S-201	FLOOR FRAMING
S-301	BASEMENT WALL FRAMING
S-302	MAIN WALL FRAMING
S-401	ROOF FRAMING
R-101	WALL DETAIL
R-102	DETAILS
E-101	MEP MARKUP PLAN

COVER SHEET

DESCRIPTION

REVISION DATE

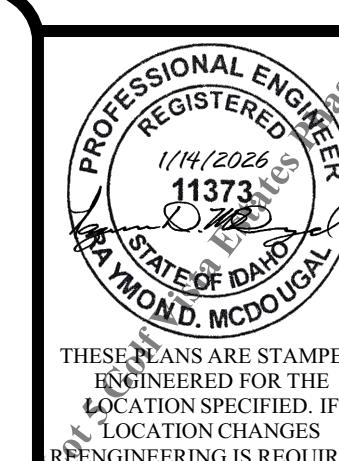
G-101

PLN# 25-02-053

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 208-852-6236

ENGINEER: RAY McDougall, PE  
 EIT: BA, BR  
 DRAWN BY: WBS, LW  
 CHKD BY:  
 PLOT DATE: 1/14/2026

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#### GENERAL STRUCTURAL NOTE:

1. (IBC SECTION 101.3) THE STRUCTURAL SYSTEMS AND MEMBERS DEPICTED HEREIN HAVE BEEN DESIGNED PRIMARILY TO SAFEGUARD AGAINST MAJOR STRUCTURAL DAMAGE AND LOSS OF LIFE, NOT TO LIMIT DAMAGE OR MAINTAIN FUNCTION.
2. THESE DRAWINGS, AND THEIR ASSOCIATED STRUCTURAL CALCULATIONS, HAVE BEEN PERFORMED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE STRUCTURAL ENGINEER'S IN THIS OR SIMILAR LOCALITIES. THEY NECESSARILY ASSUME THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN WHO HAVE A WORKING KNOWLEDGE OF THE INTERNATIONAL BUILDING CODE CONVENTIONAL FRAMING REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. NOT EVERY CONDITION OR FRAMING ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, IT IS UNDERSTOOD THAT THE CONTRACTOR WILL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR ALL MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
3. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS STATED HEREIN IS NOT EXCEEDED. OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. IF AN OPTION IS USED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES, AND SHALL COORDINATE ALL DETAILS.
4. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN. TYPICAL DETAILS AND NOTES ARE NOT NECESSARILY REFERENCED ON THE PLANS BUT SHALL APPLY NONTHELESS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. DETAILS MAY SHOW ONLY ONE SIDE OF CONNECTION OR MAY OMIT INFORMATION FOR CLARITY.
5. ANY INSPECTIONS, SPECIAL (IBC CHAPTER 17) OR OTHERWISE THAT ARE REQUIRED BY THE BUILDING CODES, LOCAL BUILDING DEPARTMENTS, OR BY THESE PLANS SHALL BE DONE BY AN INDEPENDENT INSPECTION COMPANY OR THE BUILDING DEPARTMENT, SITE VISITS BY THE STRUCTURAL ENGINEER DO NOT CONSTITUTE AN OFFICIAL INSPECTION, UNLESS SPECIFICALLY CONTRACTED FOR.

#### CODES AND SPECIFICATIONS

1. INTERNATIONAL BUILDING CODE (IBC) - 2018 EDITION
2. INTERNATIONAL RESIDENTIAL CODE (IRC) - 2018 EDITION
3. ACI 318-14 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
4. NATIONAL DESIGN SPECIFICATION (NDS) & SUPPL. FOR WOOD CONST. - 2018 EDITION
5. SPECIAL DESIGN PROVISION FOR WIND & SEISMIC - 2015 EDITION
6. ASCE 7-16 MIN. DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.

#### GENERAL NOTES

1. ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION SHALL BE PROVIDED BY THE BUILDER.
2. ANY PROPOSED FIELD CHANGES SHALL HAVE PRIOR APPROVAL FROM THE ENGINEER.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. ANY VARIATION FROM THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
4. INSTALL SIMPSON HARDWARE AS PER MANUFACTURERS REQUIREMENTS.
5. DETAILS ARE REPRESENTATIONS/DEPICTIONS ONLY. FOLLOW WRITTEN CALLOUTS.
6. NO CHANGES PERMITTED WITHOUT EXPRESS WRITTEN PERMISSION OF ENGINEER OF RECORD.
7. (2018 IRC CHAPTER 14) HEATING & COOLING EQUIPMENT / APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION REQUIREMENTS.

#### FOUNDATION NOTE:

1. SEE FOUNDATION WALL SCHEDULE FOR FOUNDATION WALL SIZE, REBAR SPACING, & J-BOLT/ANCHOR LOCATIONS.
2. PRESSURE TREATED SILL PLATE AT PERIMETER OF FOUNDATION
3. SEE FOOTING SCHEDULE FOR FOOTING SIZE AND REBAR PLACEMENT. ALL FOOTINGS TO BEAR ON APPROVED STRUCTURAL FILL OR UNDISTURBED SOIL.
4. (IBC 1806.2) FOOTING DESIGN IS BASED ON SOIL LOAD-BEARING CAPACITY OF 1500 PSF BASED ON A CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT, AND SANDY SILT. IF CONTRACTORS ENCOUNTER EXPANSIVE SOILS OR OTHER PROBLEMS, THE SITE MUST BE APPROVED BY A SOILS ENGINEER PRIOR TO POURING FOOTINGS IN THAT AREA. BEAR FOOTING ON SAME TYPE OF UNDISTURBED SOIL OR ROCK THROUGHOUT THE ENTIRE STRUCTURE.
5. CONCRETE FOR FOOTINGS AND FOUNDATION WALLS TO HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. 2500 PSI USED IN DESIGN, THEREFORE NO SPECIAL INSPECTIONS ARE REQUIRED.
6. LAP REBAR SPLICES IN ACCORDANCE WITH 2018IRC 403.1.5.4. THE MAXIMUM GAP BETWEEN NONCONTACT PARALLEL BARS AT A LAP SPLICE SHALL NOT EXCEED THE SMALLER OF 1/5 THE REQUIRED LAP LENGTH AND 6 INCHES.
7. REINFORCING STEEL SHALL BE GRADE 60 FOR ALL REBAR.
8. (2018IRC SECTION 406) DAMP PROOF FOUNDATION WALLS IN ACCORDANCE TO SECTION 406.
9. CRAWL SPACE VENTILATION @ 1:150 RATIO & PLACE (1) VENT WITHIN 3' OF EACH CORNER.
10. (2018IRC R408.4) 18" X 24" MINIMUM CRAWLSPACE ACCESS HOLE.
11. THE THICKNESS OF CONCRETE FLOOR SLABS SUPPORTED DIRECTLY ON THE GROUND SHALL NOT BE LESS THAN 3.5" (98 MM). A6-MIL (0.006 INCH; 0.15 MM) POLYETHYLENE VAPOR RETARDER. CONTROL JOINTS @ 25' O.C. MAX EA. DIR. OR CENTERED PER OWNER PREFERENCE.
12. COMPLY W/ ACI 306R COLD WEATHER CONCRETE STANDARDS IF THE MEAN DAILY TEMPERATURE IS EXPECTED TO DROP BELOW 40°F FOR 3 OR MORE SUCCESSIVE DAYS. DO NOT PLACE CONCRETE AGAINST FROZEN EARTH.
13. COMPLY WITH ACI 305R HOT WEATHER CONCRETE STANDARDS.
14. CONTROL JOINTS IN LARGE AREAS OF SLAB ON GRADE SHALL BE PLACED IN CHECKERBOARD FASHION IN LENGTHS NOT TO EXCEED 20 FEET IN ANY DIRECTION.
15. ALL CONSTRUCTION JOINTS SHALL BE LOCATED AS NOT TO IMPAIR THE STRENGTH OF THE STRUCTURE, U.N.O ON THE DRAWINGS. ALL REINFORCEMENT SHALL BE CONTINUOUS THROUGH THE JOINTS.
16. ANCHOR BOLTS SHALL BE A36/F1554 GRADE 36 OR BETTER. CONTRACTOR SHALL COMPLY WITH FOUNDATION ANCHORAGE PERIRC 2018 R403.1.6(1)
17. (2018IRC R403.1.3.1) CONTRACTOR SHALL COMPLY WITH CONCRETE STEM WALLS WITH CONCRETE FOOTINGS FOR REINFORCEMENT U.N.O ON FOUNDATION WALLS
18. (2018IRC R403.1.3.5.3) ALL REINFORCEMENT SHALL BE SECURED IN THE PROPER LOCATION IN THE FORMS WITH TIE WIRE OR OTHER BAR SUPPORT SYSTEM TO PREVENT DISPLACEMENT DURING THE CONCRETE PLACEMENT OPERATION. CAST AGAINST EARTH SHALL HAVE A MIN. COVER OF 3", REMOVABLE FORMS THAT WILL BE EXPOSED TO EARTH OR WEATHER SHALL BE 1.5" FOR NO. 5 BARS AND SMALLER, AND FOR NO. 6 BARS AND LARGER, 2". FOR CONCRETE CAST IN REMOVABLE FORMS THAT WILL NOT BE EXPOSED TO THE EARTH OR WEATHER, AND FOR CONCRETE CAST IN STAY-IN-PLACE FORMS, MIN. COVER SHALL BE 3/4".

#### EXCAVATION, BACKFILL, AND GRADING:

1. ALL EXCAVATION FOR FOOTINGS SHALL BE TO NATURAL, UNDISTURBED SOIL, OR ENGINEERED FILL TO COMPACTION OF 95% IN 8" LIFTS. SHALLOW FOUNDATIONS SHALL COMPLY WITH (IBC 1809).
2. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED EARTH AND BELOW FROST LINE.
3. (R401.3) FINISH GRADING SHALL BE DONE SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. MIN OF 6" IN FIRST 10'.
4. (2018IRC R404.1.7) BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR ABOVE, OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL.
5. ALL RETAINING WALLS REQUIRE DRAINAGE PER R405.1; CONNECT TO APPROVED DISCHARGE POINT. APPROVED FILTER MEMBRANE REQUIRED AROUND PERFORATED PIPE OR COVERING SURROUNDING ROCK (R405.1 FOR OTHER DRAIN TYPES AND MATERIALS)

#### GENERAL FRAMING NOTE:

1. EXTERIOR WALL FRAMING SHALL BE CONVENTIONAL 2x6 FRAMING @ 16" O.C. U.N.O.
2. IF LUMBER GRADING IS NOT SPECIFIED, ASSUME SPF#2 OR BETTER.
3. WOOD STRUCTURAL PANELS TO CONFORM TO IBC 2306.3 SHALL BE CONSTRUCTED IN ACCORDANCE WITH SDPWS 4.3.6 & 4.3.7. (SEE SHEAR OR BRACE WALL PANEL SCHEDULE FOR WALL SHEATHING AND FASTENING.)
4. ENSURE THAT WALLS TALLER THAN 10' HAVE BLOCKING @ PANEL EDGES AND FIRE BLOCKING.
5. ENSURE THAT INTERIOR BEARING WALLS ARE SUPPORTED IN FLOOR BY BLOCKING OR DOUBLE JOISTS.
6. ENSURE THAT COLUMNS INDICATED ON MAIN OR UPPER FLOORS ARE DIRECTLY SUPPORTED BY BEAMS OR COLUMNS IN LOWER FLOORS OR SOLID BLOCKING. PROVIDE POSITIVE CONNECTIONS BETWEEN UPPER AND LOWER.
7. INSTALL ALL HANGERS, HOLD DOWNS, TIES, AND ANCHORS & CAPS AS SPECIFIED PER MANUFACTURER DOCUMENTATION.
8. ENSURE THAT WINDOWS & DOORS ARE FLASHED AND SEALED OVER AN APPROVED WALL/ROOFING MEMBRANE TO ENSURE MOISTURE PROTECTION
9. INSTALL SIDING PER MANUFACTURER REQ., INCLUDING RAIN SCREEN OR OTHER APPROVED SIDING.
10. ENSURE TIMBER CONNECTIONS ARE ADEQUATELY SUPPORTED AND BRACED WHERE THEY CONNECT TO THE LIGHT FRAME STRUCTURE.
11. (IBC 2308.4.2.4) DO NOT NOTCH ANY STRUCTURAL WOOD MEMBER UNLESS SHOWN ON THE DRAWINGS
12. INSTALL AND FOLLOW ALL MANUFACTURES GUIDELINES FOR ENGINEERING WOOD I MEMBERS AND LVL PRODUCTS. DO NOT NOTCH OR CUT FLANGES OF ENGINEERED WOOD I MEMBERS, UNLESS APPROVED PER MANUFACTURER.
13. PLYWOOD FACE GRAIN MUST BE PERPENDICULAR TO ITS SUPPORTS.
14. WHEREVER POSSIBLE NAILS SHOULD BE DRIVEN PERPENDICULAR TO THE GRAIN INSTEAD OF TOENAIL.
15. GLUE-LAMINATED BEAMS SHALL COMPLY WITH THE FOLLOWING:
  - A. (IBC REPORT 2519) I.B.C. COMBINATION 24F-V4 FOR SIMPLE SPANS, 24F-V8 FOR MULTIPLE SPANS OR CANTILEVER BEAMS. LUMBER SHALL BE DOUGLAS FIR 2400 PSI. CAMBER FOR DEAD LOAD AS SHOWN ON DRAWINGS.
  - B. FAILURE OF GLUE-LAMINATED BEAM PLACEMENT REQUIRES MANUFACTURER CONSULTING WHETHER REMOVAL OF BEAM IS NECESSARY.
  - C. WET USE ADHESIVES SHALL BE USED ON ALL GLULAM MEMBERS SUBJECTED TO POSSIBLE MOISTURE.

#### DECKS:

1. (R507) WOOD-FRAMED DECKS SHALL BE IN ACCORDANCE WITH SECTION 507. (SEE FLOOR FRAMING PAGE FOR DECK SIZING AND MATERIAL TYPE)
2. (R317) WOOD MATERIALS SHALL BE NO. 2 GRADE OR BETTER LUMBER, WOOD FRAMING LESS THAN 18" ABOVE GRADE SHALL BE IN COMPLIANCE WITH R317.1 (IRC 2018). CONTRACTOR TO VERIFY FINAL HEIGHT FROM FINISHED GRADE.

#### STAIRS:

1. (R311.7.1) MIN WIDTH OF 36" WITH MAX HANDRAIL PROJECTION OF 4-1/2" ON EITHER SIDE OF THE STAIRWAY.
2. (R311.7.2) MIN HEAD ROOM = 6'-8" FINISH FROM NOSING LINE AND MINIMUM FINISH WIDTH = 36"
3. (R311.7.3) MAX RISE OF STAIRWAY BETWEEN LEVELS AND LANDINGS IS 15"
4. (R311.7.5) MAX RISE = 7-3/4" AND MINIMUM TREAD DEPTH = 10" (11" TREAD REQUIRED IN ABSENCE OF NOSING.)
5. EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL, AT LEAST EQUAL TO THE STAIRWAY WIDTH.
6. A DOOR MAY OPEN AT THE TOP OF THE STEP OF AN INTERIOR FLIGHT OF STAIRS PROVIDED THE DOOR DOES NOT SWING OVER THE TOP STEP, AND PROVIDED THE TOP STEP IS NO MORE THAN 8" LOWER THAN FLOOR LEVEL.
7. (3) 1-1/4" X 11-7/8" LVL STRINGERS REQUIRED AT ALL STAIRWAYS.
8. (R302.7) MIN OF 1/2" GYPSUM WALL BOARD ON ALL ACCESSIBLE WALLS AND ENCLOSED UNDERSIDE OF STAIRS

#### RAILINGS:

1. HANDRAILS ARE REQUIRED AT ALL STAIRWAYS HAVING FOUR OR MORE RISERS. SEE (SECTION R311.7.8.5) FOR GRIP SIZE OPTIONS (REFERENCE 2018IRC R311 & R312)
2. PROVIDE 1-1/4" TO 2-5/8" HANDRAILS 34" TO 38" IN HEIGHT THAT RUN CONTINUOUS AND HAVE RETURNING ENDS TO WALL, NEWEL POST, OR SAFETY TERMINAL. OR 12" PAST LAST TREAD.
3. HANDRAILS DEEPER THAN 2-5/8" SHALL HAVE A FINGER GROOVE 3/4" X 1/4" DEEP ROUTED THE ENTIRE LENGTH OF AT LEAST ONE SIDE OF HANDRAIL.
4. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES INCLUDING STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30" ABOVE LEVEL BELOW. GUARD HEIGHT SHALL NOT BE LESS THAN 36"
5. GUARD RAIL SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.

#### ROOF FRAMING NOTE:

1. ROOF TRUSSES TO BE DESIGNED AND ENGINEERED BY SUPPLIER TO MEET THE DESIGN LOADS HEREIN INDICATED IN ADDITION TO ANY AND ALL DRIFTING LOADS, WIND LOADS, EQUIPMENT LOADS AND OTHER LOADS AS INDICATED ON FRAMING PLAN.
2. TRUSS MANUFACTURER TO PROVIDE TRUSS TO TRUSS CONNECTION DETAILS
3. SIMPSON H1 TIES OR BETTER @ EA. TRUSS.
4. PROVIDE GANG STUDS UNDER ALL GIRDER TRUSSES, PLY TO MATCH PLY OF GIRDER TRUSS U.N.O.
5. 5/8 OSB DECKING W/ 16 GAUGE STAPLES OR BETTER @ 3/12 SPACING.
6. ICE /WATER BARRIER @ ALL EDGES, EAVES, GABLES, RIDGES & VALLEYS TO 24" OF INTERIOR DIMENSION. (SEE #6 IN WEATHER PROTECTION AND FLASHING SECTION)
7. ROOFING FELT (SEE WEATHER PROTECTION AND FLASHING SECTION)
8. DRIP EDGE & SHINGLES/METAL PER OWNER/BUILDER.
9. (2) SIMPSON H2.5A CLIPS @ EACH GIRDER TRUSS U.N.O.
10. PROVIDE ATTIC VENTILATION @ 1:150 OR PER LOCAL CODE. ENCLOSED ATTICS AND RAFTERS SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE AND THE OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW.

#### WEATHER PROTECTION / FLASHING:

1. INSTALL (1) LAYER OF GRADE "D" OR BETTER (15LB) FELT UNDER ASPHALT ROOF SHINGLES.
2. ANY ROOF PITCH BETWEEN 2:12 AND 4:12 WILL RECEIVE A DOUBLE LAYER OF GRADE "D" FELT OR BETTER UNDERLAYMENT.
3. (IRC 2018 R905.1.2 / R905.2.7) INSTALL (1) LAYER OF NO. 40 COATED ROOFING OR COATED GLASS BASE FROM THE ROOF EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER.
4. INSTALL (1) LAYER OF NO. 40 COATED ROOFING OR COATED GLASS BASE TO ALL ROOF VALLEY CONDITIONS.
5. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER ALUMINUM SIDING.
6. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER BRICK/STONE VENEER.
7. INSTALL (2) LAYERS OF GRADE "D" (15LB) FELT UNDER EXTERIOR INSULATION FINISH SYSTEM (EIFS / STUCCO). OVERLAP ALL SEAMS.
8. PROVIDE METAL FLASHING OR EQUAL AT ALL FOUNDATION, (OR BRICK AND EIFS TRANSITIONS) WHERE WATER FROM WEATHER BARRIER COULD ENTER DWELLING.
9. PROVIDE METAL FLASHING OR 15LB FELT BETWEEN WOOD SHEATHING AND CONCRETE PORCHES, LANDINGS, STEPS, AND STAIRS.
10. PROVIDE 9" FLASHING, COUNTER FLASHING, AND APPROVED CAULKING AT ALL EXTERIOR WINDOWS AND DOORS. WINDOWS AND DOORS MUST BE INSTALLED AS PER MANUFACTURER.

#### FIRE PROTECTION AND WARNING:

1. (R302.6) PROVIDE ONE LAYER OF 5/8" TYPE "X" GYP BOARD ON ALL WALLS AND CEILING OF THE GARAGE COMMON TO LIVING AREAS, WALLS SUPPORTING UPPER FLOOR AND ANY EXPOSED BEAMS AND POSTS.
2. (R302.7) ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE THE WALL UNDER THE STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP BOARD.
3. (R302.5.1) DOORS LEADING FROM GARAGE INTO LIVING AREA SHALL BE SOLID WOOD, SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1-3/8" THICK OR HAVING A FIRE RATING PROTECTION OF NOT LESS THAN 20MIN WHEN TESTED.
4. (R302.5.1) MUST HAVE TWO SELF CLOSING HINGES ON 20 MINUTE RATED DOORS.
5. (R314) SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED TO MEET LOCAL CODES. WIRED IN SERIES WITH BATTERY BACKUP ON DEDICATED BREAKER.

#### RADON MITIGATION:

1. RADON MITIGATION PERIRC AF 101 IN CRAWL SPACE OR UNDER SLAB-ON-GRADE PRESSURIZATION SYSTEM (PASSIVE) RADON PIPING IN CRAWL SPACE AT BOTTOM OF FOOTING LEVEL PLASTIC WITH 12" OVERLAP ON PLASTIC JOINTS. VERTICAL TERMINATION OF RADON PIPE THRU THE MECHANICAL ROOM THRU THE ROOF. VENT/FAN LOCATIONS TO BE FIELD VERIFIED BY CONTRACTOR.

GENERAL NOTES  
REVISION DATE: 11/14/2026  
DESCRIPTION: 11373  
ENGINEER: RAY MCDOUGAL, PE  
EIT: BA, BR  
DRAWN BY: WBS, LW  
CHKD BY: CH  
PLOT DATE: 1/14/2026

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PROFESSIONAL ENGINEER  
REGISTERED IN THE STATE OF IDAHO  
11373  
RAY MCDOUGAL, PE  
11/14/2026

THESE PLANS ARE STAMPED  
ENGINEERED FOR THE  
LOCATION SPECIFIED. IF  
REENGINEERING IS REQUIRED,  
THESE PLANS ARE TO BE  
REENGINEERED BY THE  
PROFESSIONAL ENGINEER  
STAMPED AND SIGNED  
FOR THE PROJECT.

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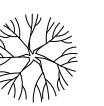
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DESCRIPTION: 11373  
ENGINEER: RAY MCDOUGAL, PE  
EIT: BA, BR  
DRAWN BY: WBS, LW<br

**SITE PLAN NOTE:**

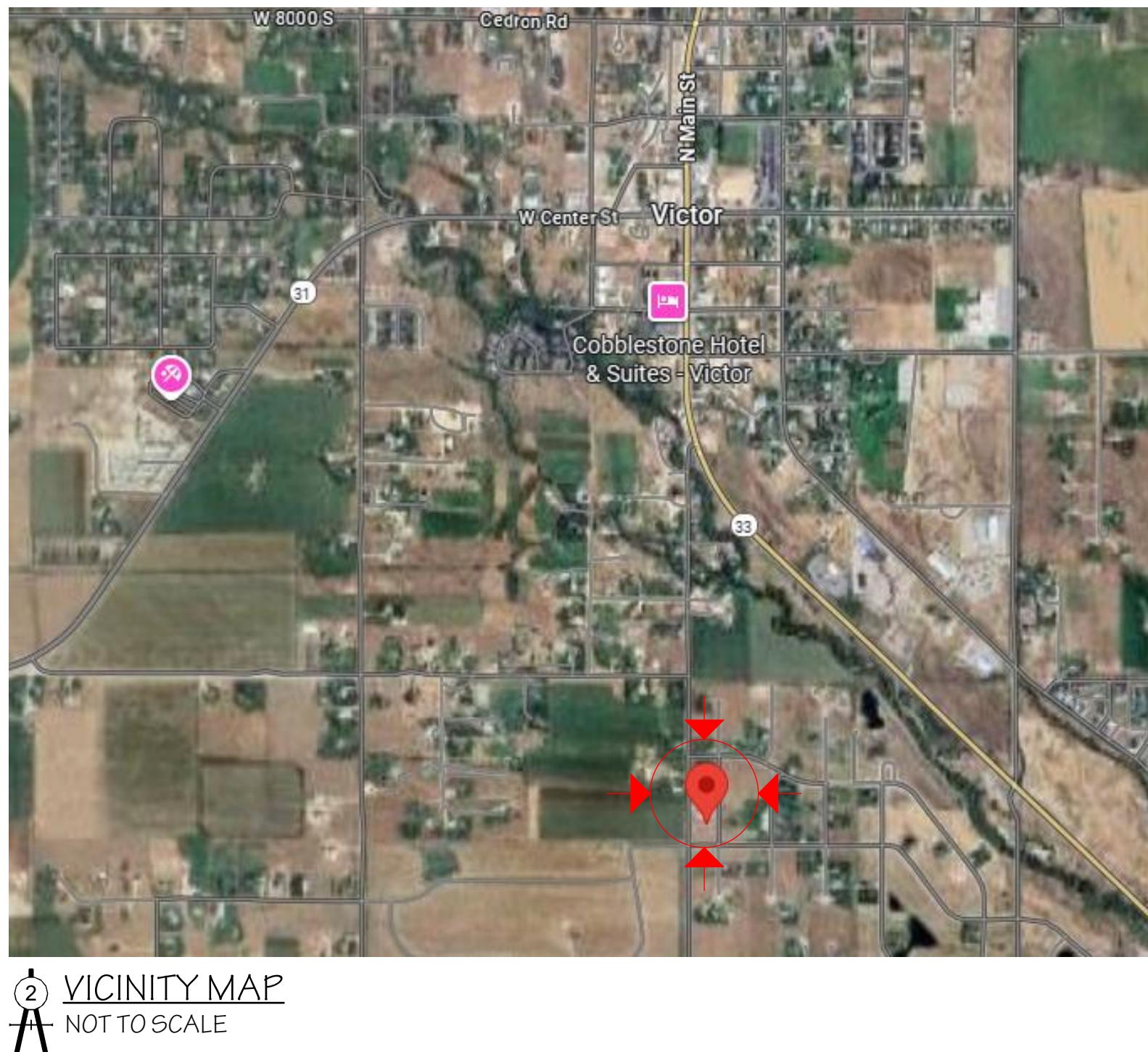
1. SOUTH FORK DESIGN GROUP DOES NOT PROVIDE SURVEYING, CIVIL ENGINEERING OR GEO TECHNICAL ENGINEERING. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ACQUIRE THESE SERVICES IF APPLICABLE. FINAL PLACEMENT OF STRUCTURE IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.
2. U.N.O. THE SITE PLAN IS BASED ON MEASUREMENTS OBTAINED FROM PUBLIC RECORD DOCUMENTS OR GIS SYSTEM INFORMATION AND MAY NOT BE EXACT.
3. IT IS THE OWNERS/CONTRACTORS RESPONSIBILITY TO OBTAIN NECESSARY SURVEY DATA, INCLUDING TOPOGRAPHICAL INFORMATION
4. LOCATION OF UTILITIES SHOULD BE CONFIRMED BY THE CONTRACTOR PRIOR TO EXCAVATION
5. WHERE SEPTIC AND/OR FRESH WATER WELLS ARE NECESSARY, PERMITS AND LOCATION SHOULD BE OBTAINED FROM THE AUTHORITY HAVING JURISDICTION (TYPICALLY HEALTH DEPT)
6. INDICATED LOCATIONS OF SEPTIC, WELL, AND/OR UTILITIES ARE ASSUMED OR SUGGESTED AND SHOULD BE VERIFIED AND APPROVED BY THE OWNER/CONTRACTOR AND THE AUTHORITY HAVING JURISDICTION

**LEGEND**

- PROPERTY LINE
- EASEMENT BOUNDARY
- SET BACK
- BEP - ELECTRICAL POWER (BELOW GROUND)
- DATA, FIBER, CABLE (BELOW GROUND)
- SS - CITY SANITARY SEWER (BELOW GROUND)
- S - SEPTIC SUPPLY & LEACH FIELD LINES (BELOW GROUND)
- CW - COLD WATER SUPPLY CITY OR WELL (BELOW GROUND)
- CENTERLINE OF ROAD
- EDGE OF ROAD
- AREA OF DISTURBANCE BOUNDARY



LOCATION OF EXISTING TREES OR SHRUBBERY

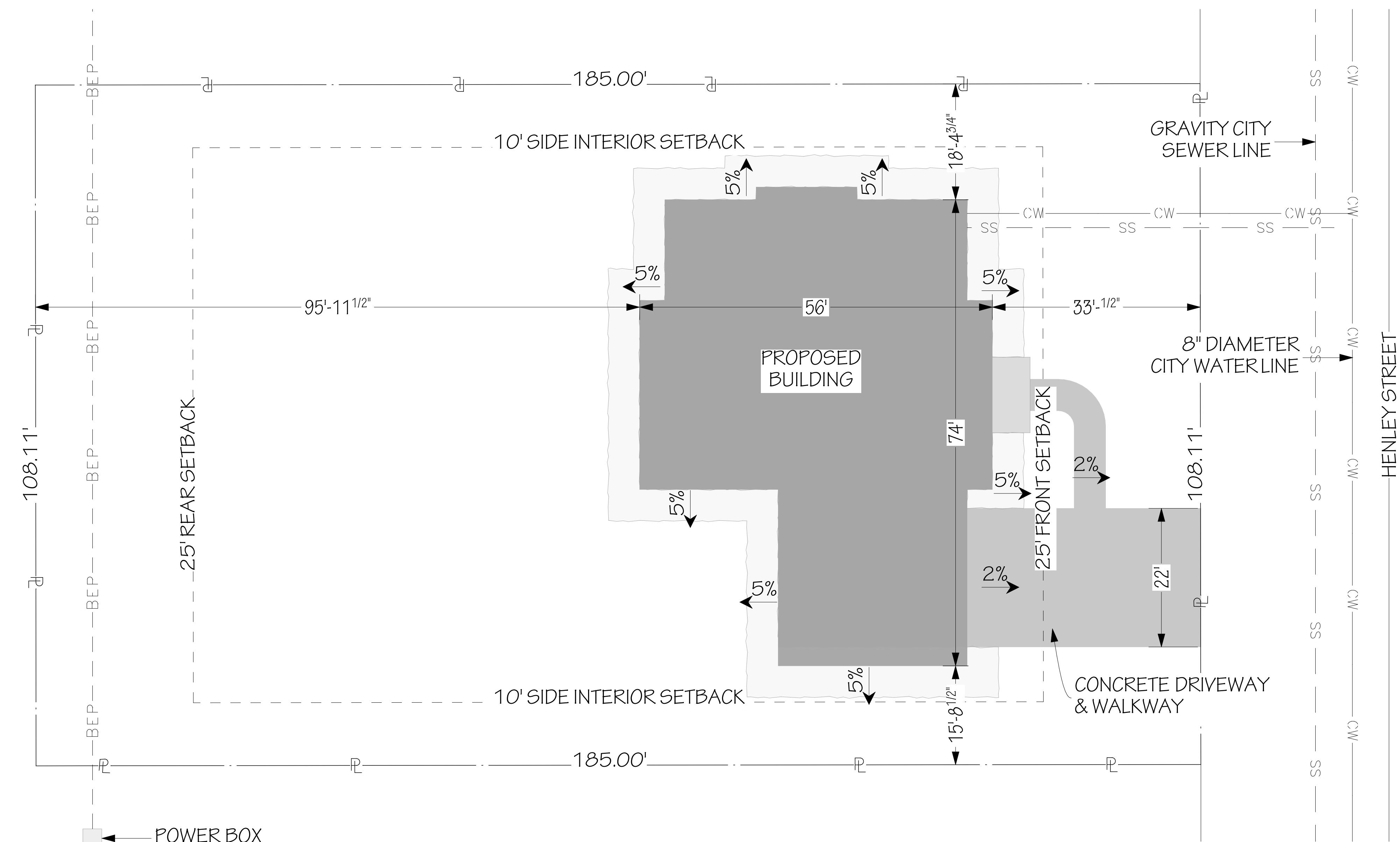
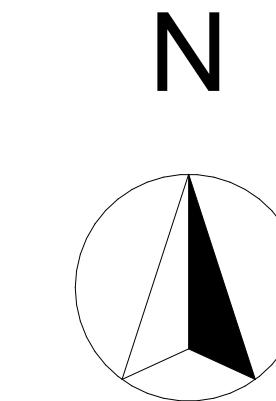


(2) VICINITY MAP  
NOT TO SCALE

**SITE INFO**

JEFF BRINES

 PARCEL NUMBER: RPB02680000050  
 ZONE: RS16, RESIDENTIAL SINGLE FAMILY  
 ACRES: 0.46

 9218 HENLEY STREET  
 VICTOR, ID 83455
**SETBACKS**
 FRONT: 25'  
 SIDE INTERIOR: 10'  
 REAR: 25'


① SITE PLAN  
SCALE: 3/32" = 1'-0"

 SHEET TITLE: SITE INFO  
 REVISION DATE: DESCRIPTION

 DRAWN BY: WBS, LW  
 CHKD BY:

PILOT DATE: 1/14/2026

 South Fork Design Group, LLC  
 127 E. Main St. Suite 111  
 Rexburg, ID 83440  
 www.southforkdesign.com  
 208-852-6236

**SOUTH FORK**  
**DESIGN**

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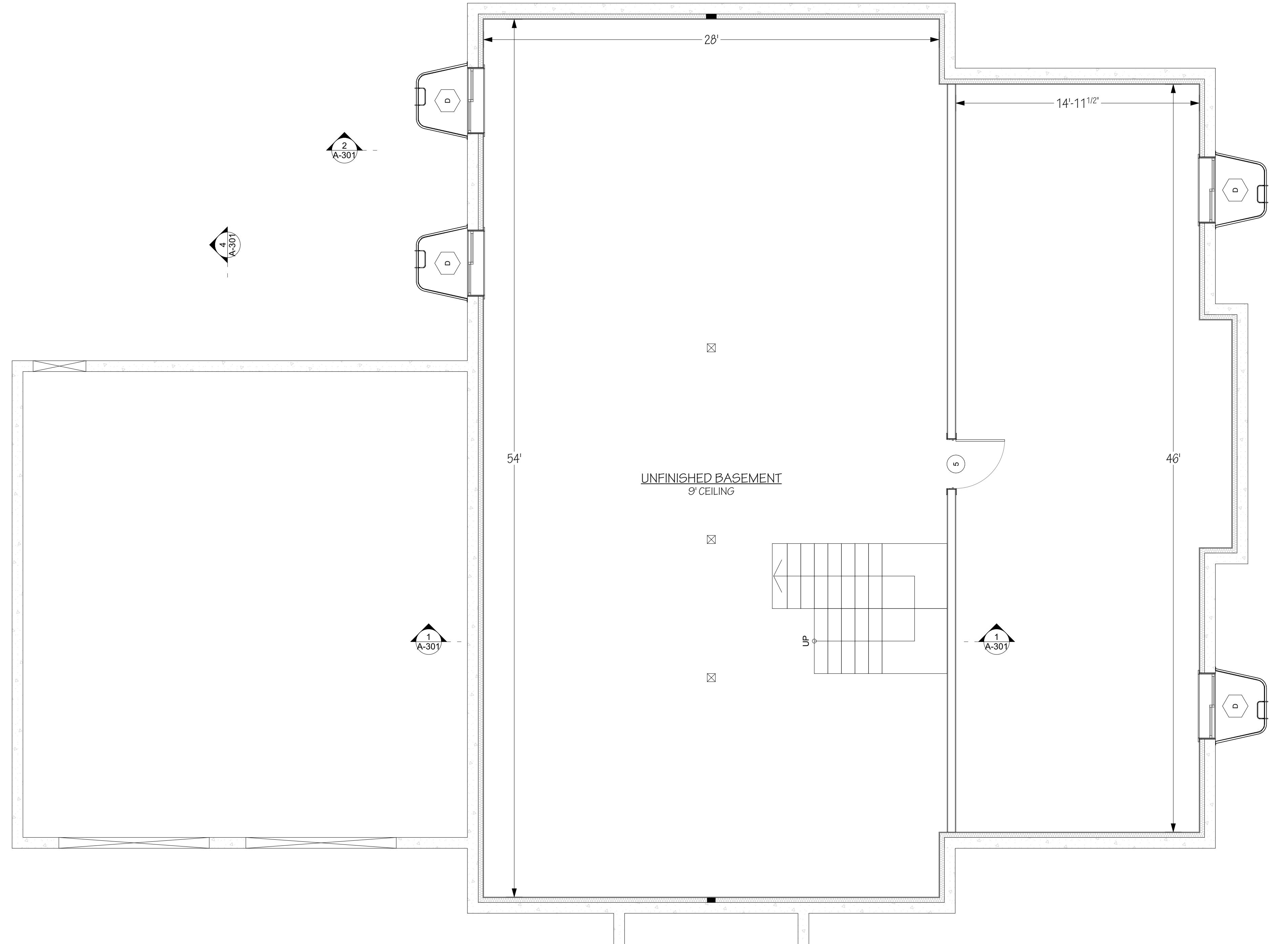
C-101

PLN# 25-02-053



DOOR SCHEDULE						
ID	QTY	LOCATION	FIRE RATING	DOOR		NOTES
				W	HT	
1	2	Interior	---	2'-4"	6'-8"	
2	4	Interior	---	2'-6"	6'-8"	
3	6	Interior	---	2'-8"	6'-8"	
4	1	Interior	---	2'-10"	6'-8"	
5	5	Interior	---	3'	6'-8"	
6	1	Exterior	---	3'	6'-8"	
7	1	Exterior	---	3'	8'	
8	1	Exterior	---	6'	8'	
9	2	Exterior	---	9'	9'	
10	1	Exterior	20 MIN	3'	6'-8"	SELF-CLOSING DEVICE REQUIRED

WINDOW SCHEDULE							
ID	TYPE	QTY	SIZE		HEAD HEIGHT	TEMPERED	NOTES
			W	HT			
A	TBD	2	2'	3'	8'	---	
B	TBD	4	2'-6"	5'	8'	---	
C	TBD	3	3'	2'-6"	6'-8"	---	
D	TBD	4	4'	4'	6'-8"	---	
E	TBD	1	4'	4'-6"	8'	---	
F	TBD	2	4'	6'	8'	---	
G	TBD	1	5'	4'-6"	8'	---	
H	TBD	1	5'	5'	8'	---	
I	TBD	2	6'	3'	12'-6"	---	
J	TBD	3	6'	6'	8'	---	
K	TBD	1	6'	6'	15'-6"	---	



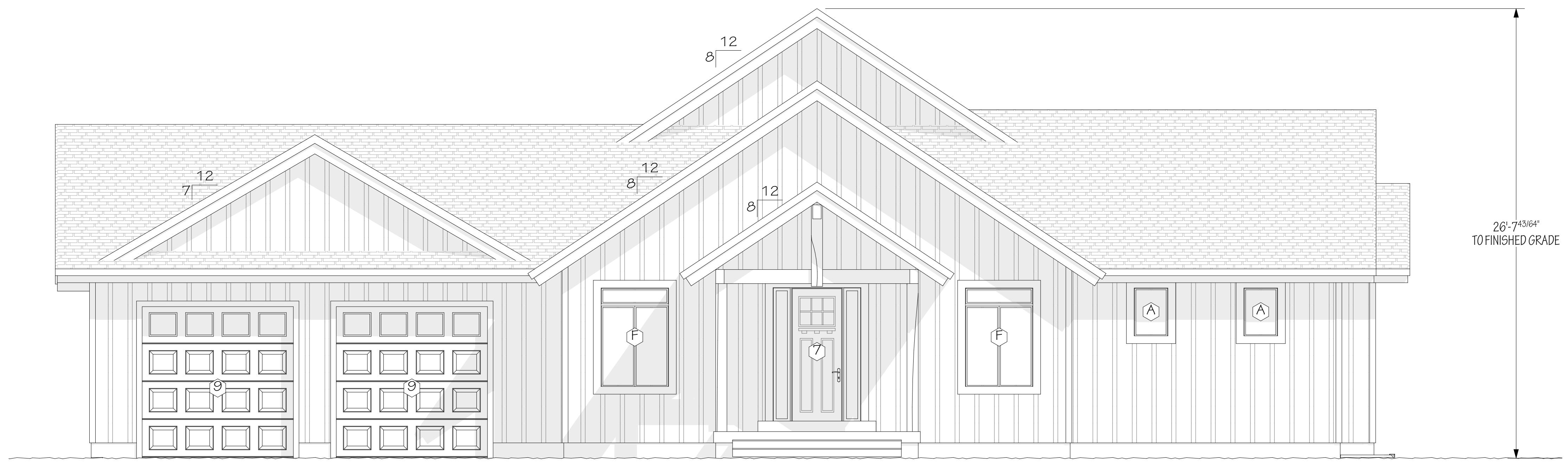
1 BASEMENT LEVEL PLAN  
SCALE: 1/4" = 1'-0"

UNFINISHED SQUARE FOOTAGE	
ID	AREA
MAIN FLOOR	2,479
GARAGE	840
BASEMENT	2,480
	840 ft <sup>2</sup>
	4,959 ft <sup>2</sup>

FINISHED SQUARE FOOTAGE	
ID	AREA
MAIN FLOOR	2,479
GARAGE	840
BASEMENT	2,480
	4,959 ft <sup>2</sup>

South Fork Design Group, LLC		Jeff Brines	ENGINEER: RAY McDougall, PE
		EIT: BA, BR	DRAWN BY: WBS, LW
		CHKD BY: Victor, ID	PILOT DATE: 1/14/2026
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BASEMENT LEVEL	DESCRIPTION		
REVISION DATE			
A-101			
PLN# 25-02-053			





① FRONT ELEVATION

SCALE: 1/4" = 1'-0"



② BACK ELEVATION

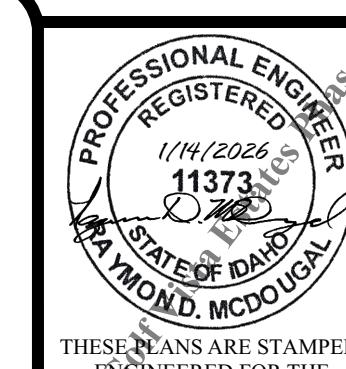
SCALE: 1/4" = 1'-0"

A-201

PLN# 25-02-053

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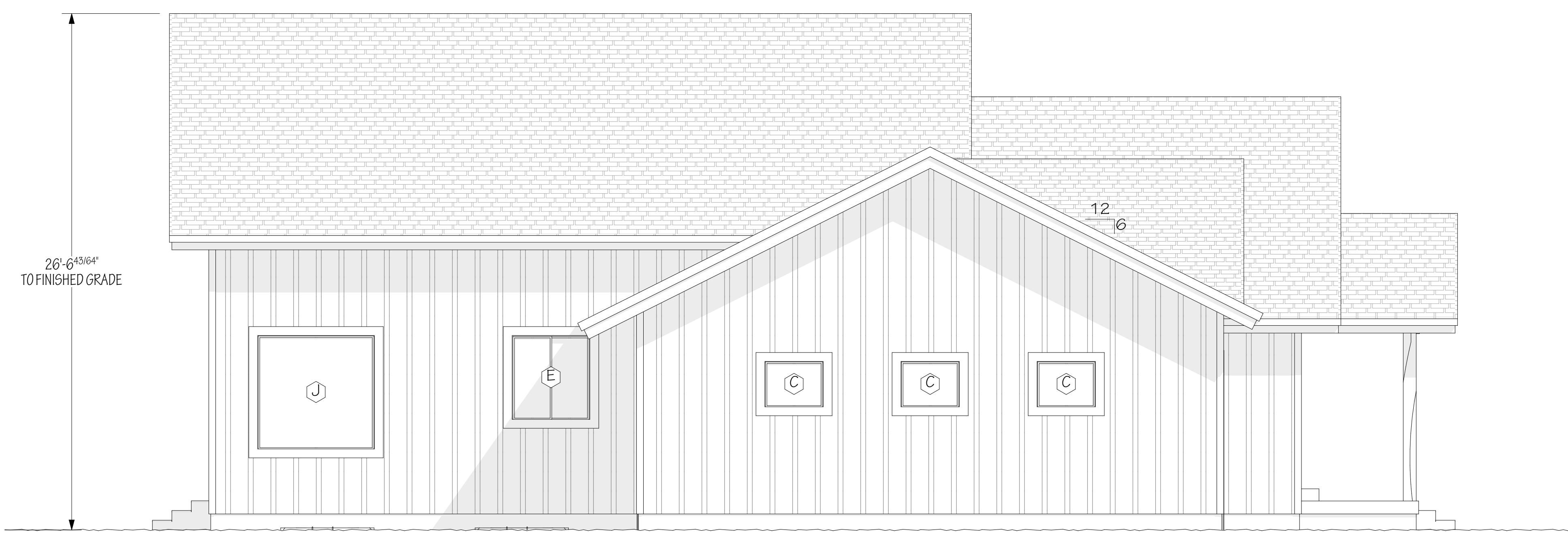


THESE PLANS ARE STAMPED  
ENGINEERED FOR THE  
LOCATION SPECIFIED. IF  
LOCATION CHANGES,  
REENGINEERING IS REQUIRED.

ELEVATIONS	DESCRIPTION
REVISION DATE	

PLN# 25-02-053

ENGINEER: RAY McDUGAL, PE  
EIT: BA, BR  
DRAWN BY: WBS, LW  
CHKD BY:  
PLOT DATE: 1/14/2026



① LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



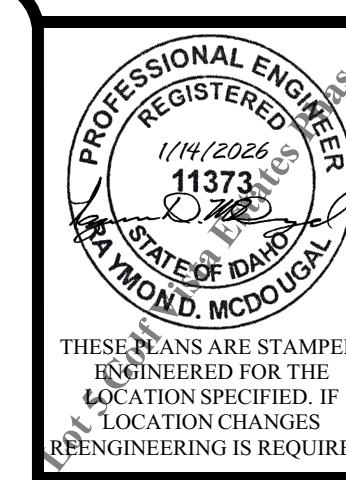
② RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

Jeff Brines  
ENGINEER: RAY McDUGAL, PE  
EIT: BA, BR

Lot 5 Golf Vista Estates Phase 1  
Victor, ID  
DRAWN BY: WBS, LW  
CHKD BY: CEC  
PLOT DATE: 1/14/2026

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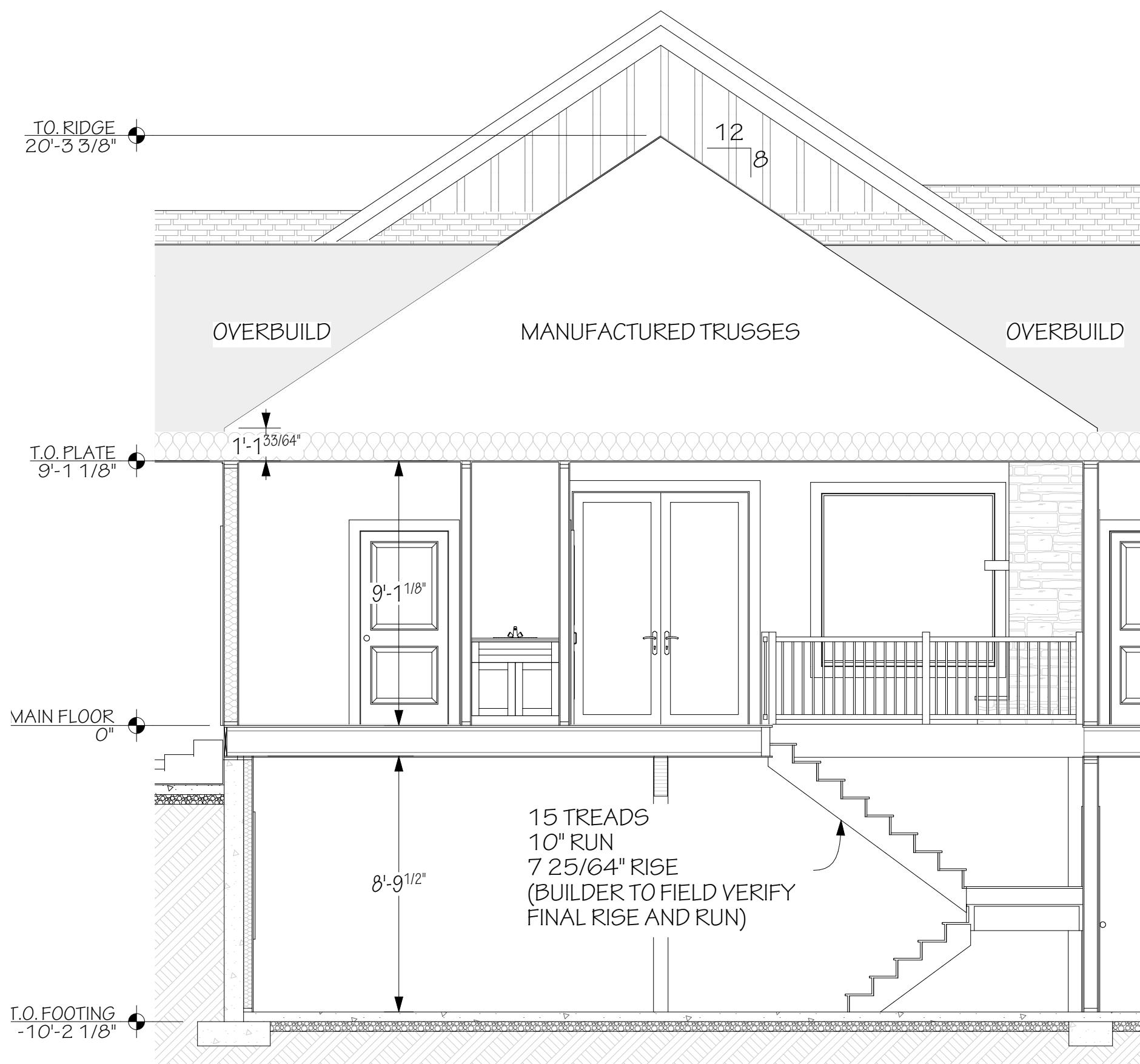


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REENGINEERING IS REQUIRED.

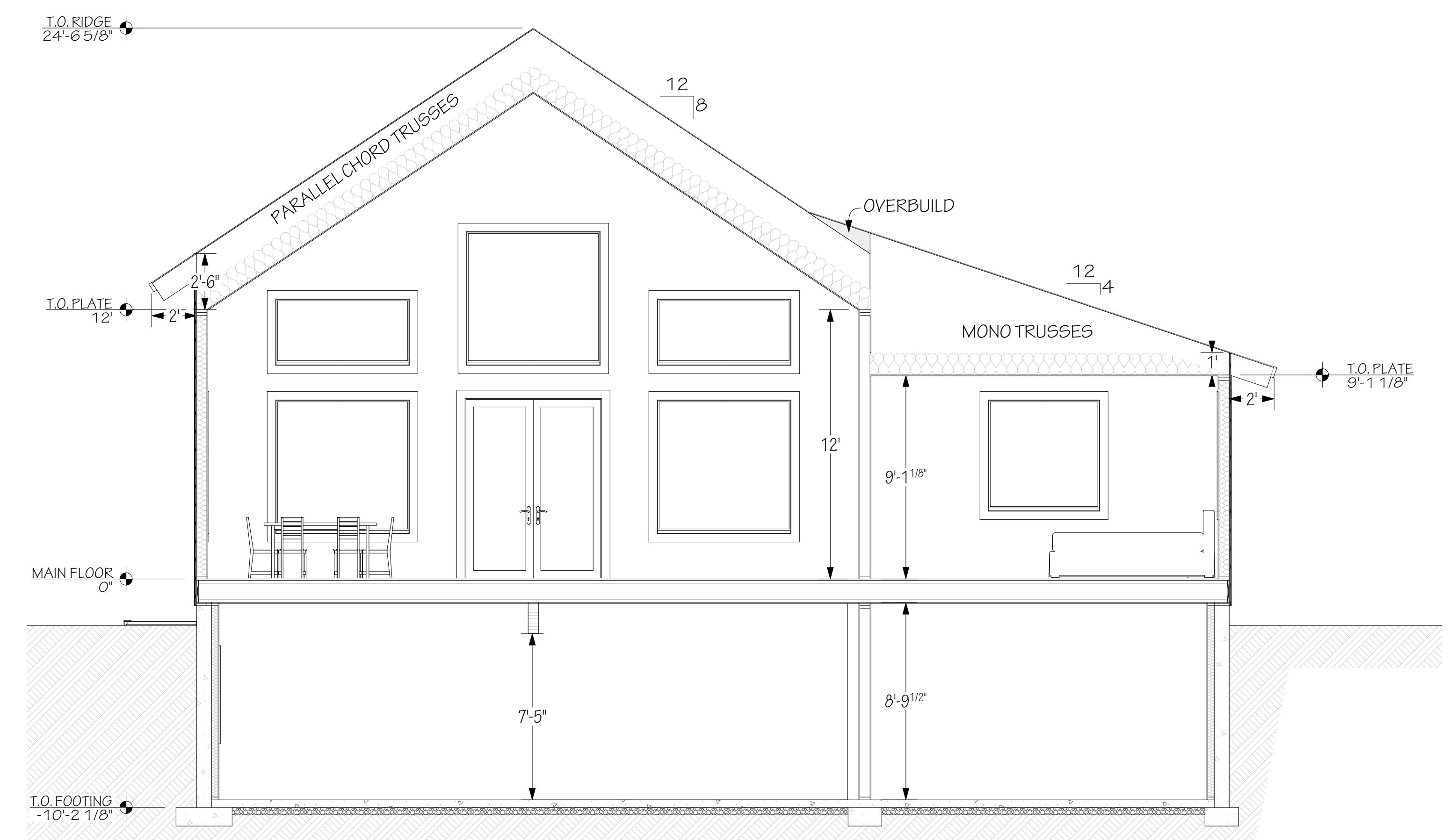
ELEVATIONS	DESCRIPTION
REVISION DATE	

A-202

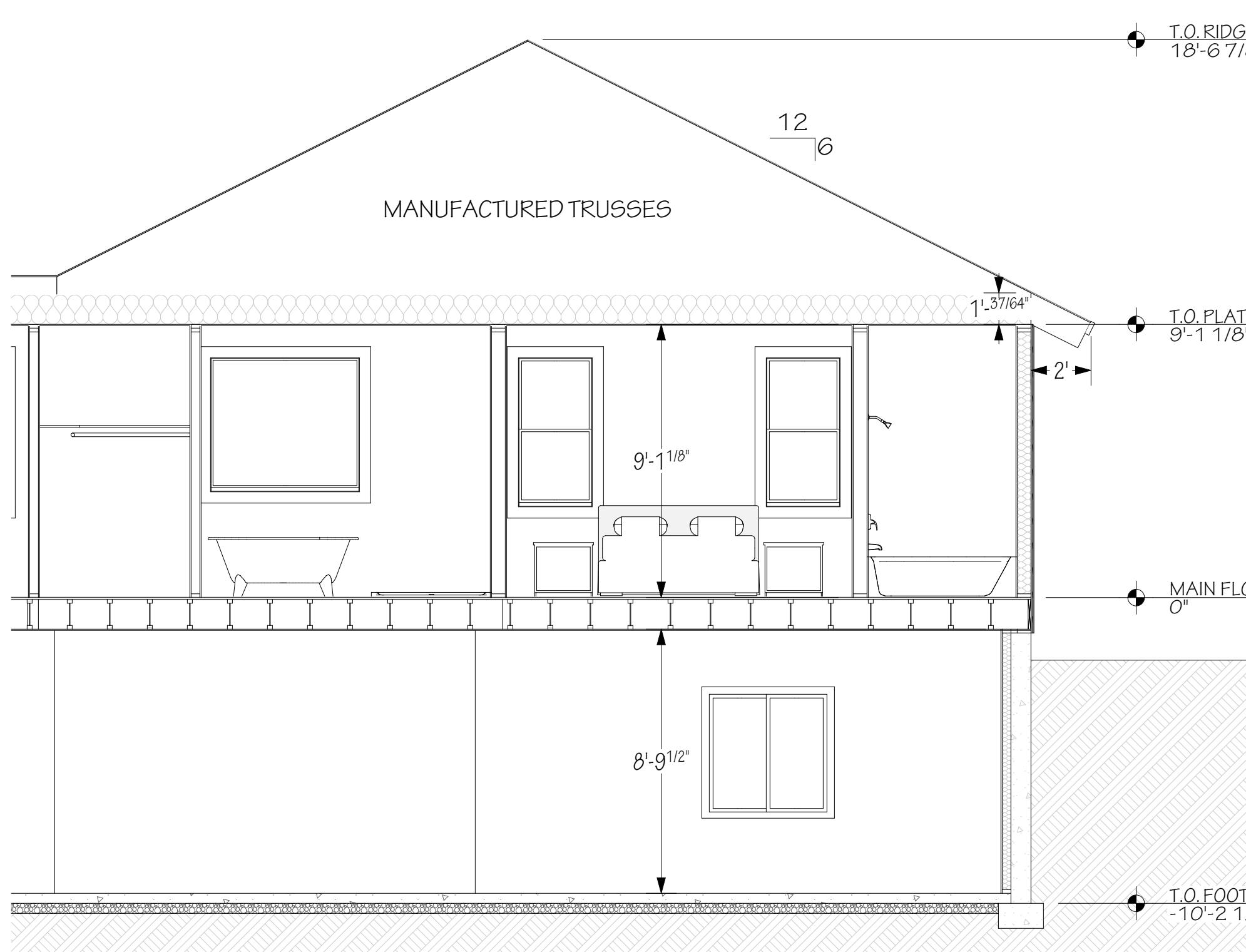
PLN# 25-02-053



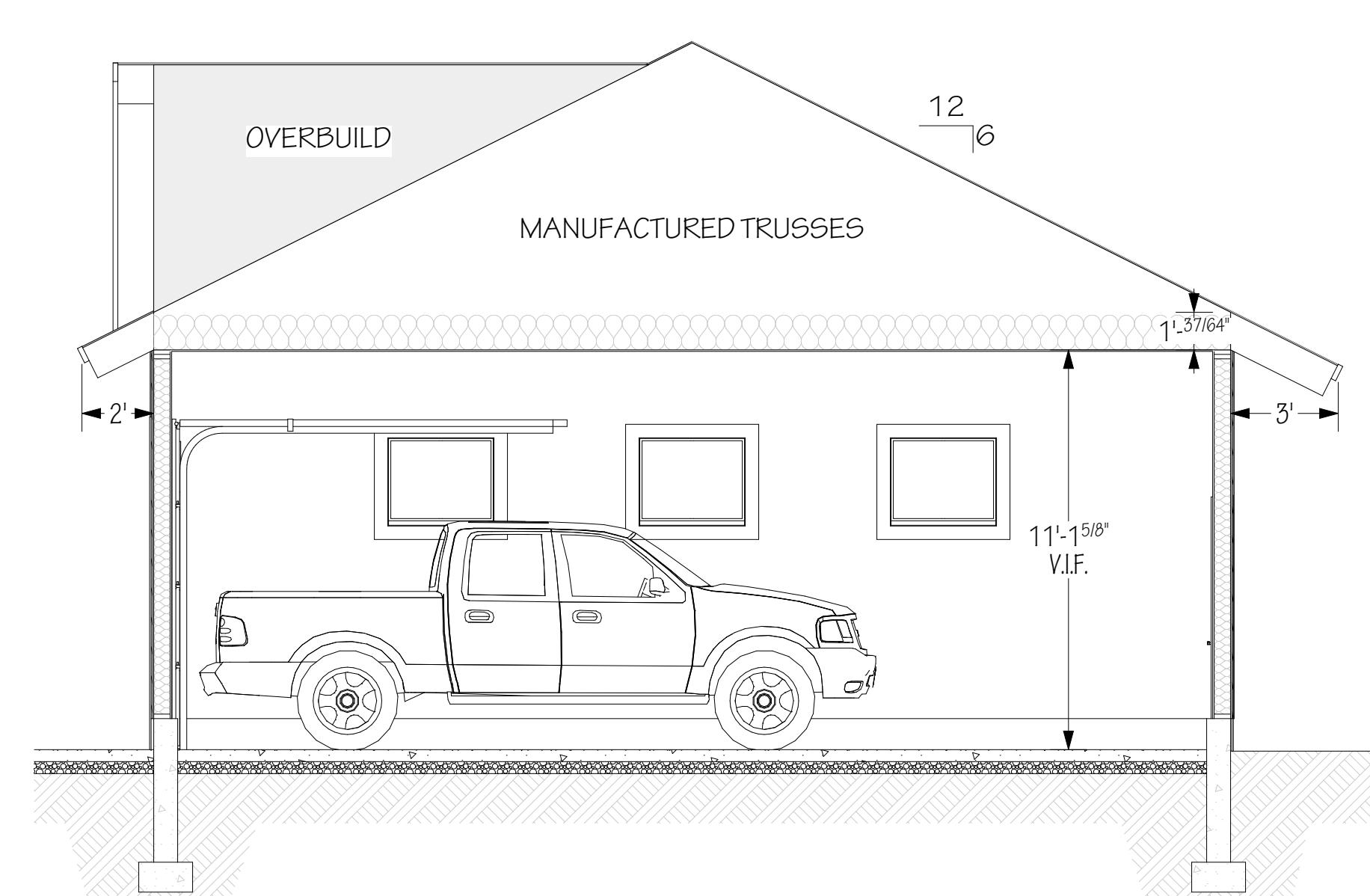
① SECTION @ STAIRS  
SCALE: 1/4" = 1'-0"



② SECTION @ GREAT ROOM  
SCALE: 1/4" = 1'-0"



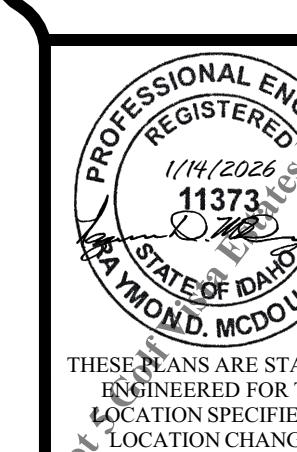
③ SECTION @ BEDROOM #2  
SCALE: 1/4" = 1'-0"



④ SECTION @ GARAGE  
SCALE: 1/4" = 1'-0"

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SECTIONS  
REVISION DATE  
DESCRIPTION

PLN# 25-02-053

A-301

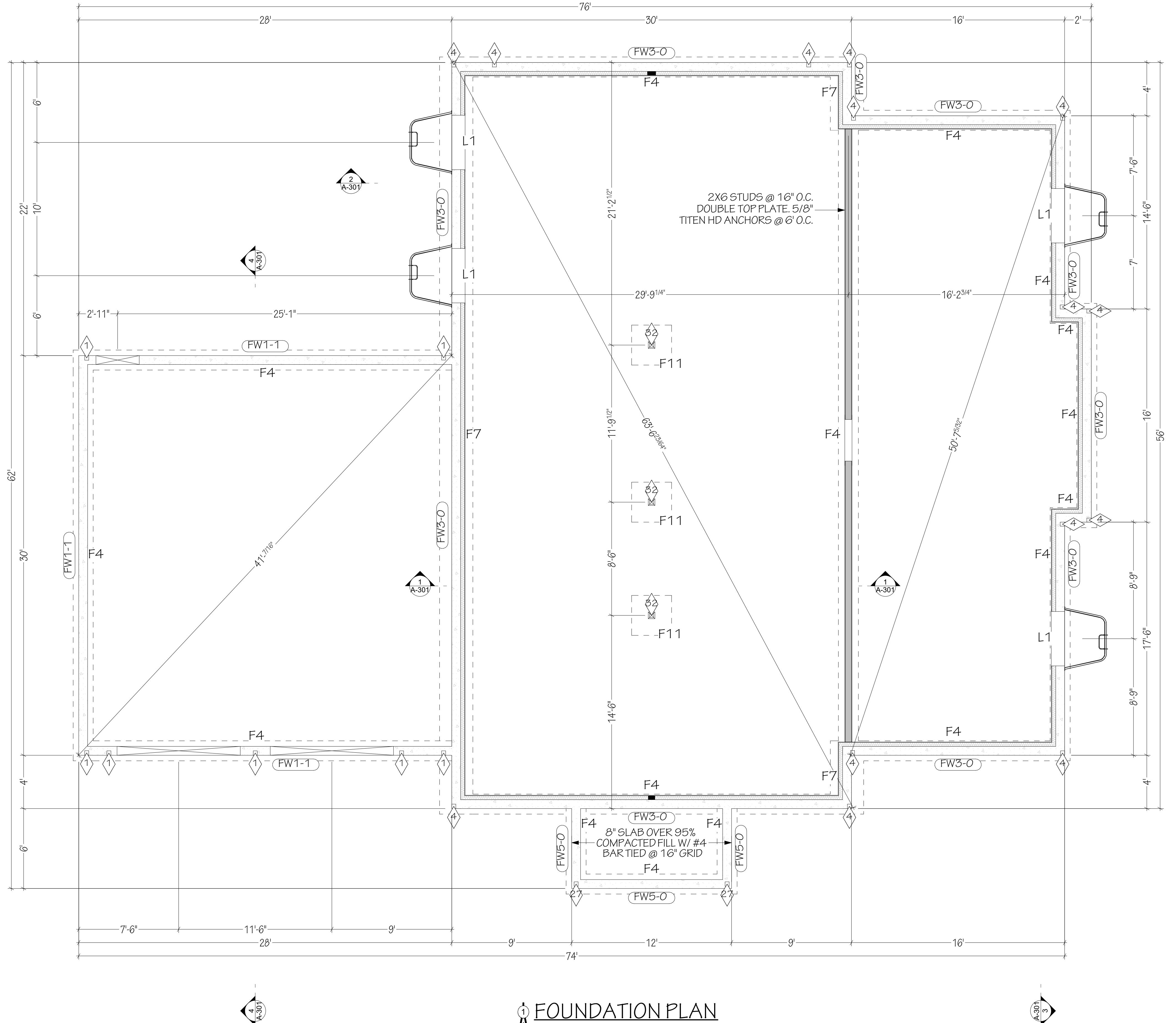
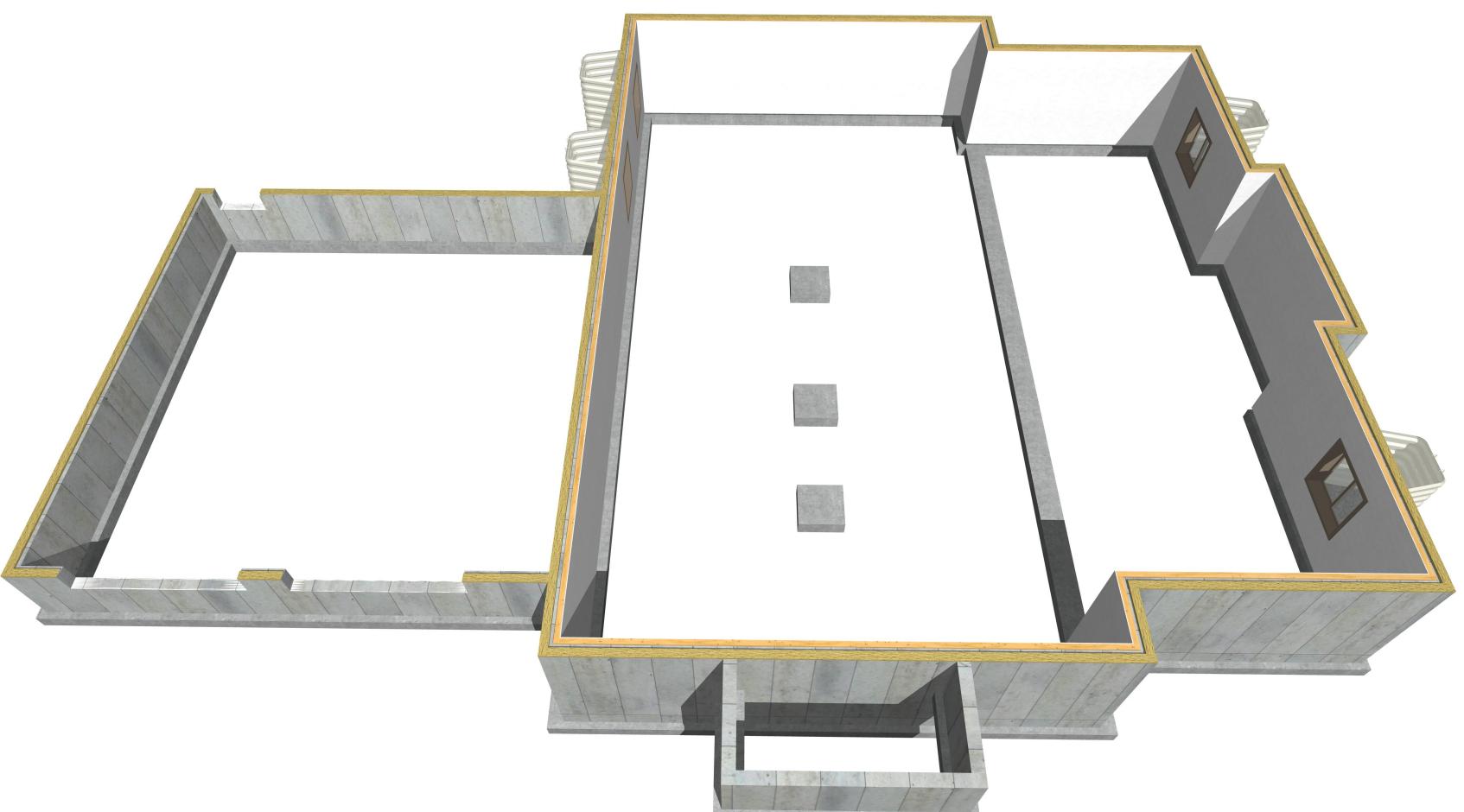
ENGINEER: RAY McDougall, PE  
EIT: BA, BR  
DRAWN BY: WBS, LW  
CHKD BY:  
PLOT DATE: 1/14/2026

FOOTING SCHEDULE					
ID	WIDTH	DEPTH	FOOTING TYPE	FOOTING REBAR	PIER (IF REQUIRED)
F4	18"	10"	CONTINUOUS FOOTING	(2) #4 BAR CONT.	---
F7	30"	10"	CONTINUOUS FOOTING	(3) #4 BAR CONT.	---
F11	36"	12"	36" X 36" X 12" SPREAD FOOTER	(4) #4 BOTH WAYS	---

FOUNDATION WALLS									
WALL ID	WIDTH	HEIGHT	VERT BAR	VERT SPACING	HORIZ BAR	HORIZ SPACING	BAR IN TOP 12"	J-BOLT SIZE	J-BOLT SPACING
FW1-1	8"	48"	#4	24" O.C.	#4	24" O.C.	(1)	5/8" W/7" EMBED	32" O.C.
FW3-0	8"	108"	#4	16" O.C.	#4	16" O.C.	(2)	5/8" W/7" EMBED	32" O.C.
FW5-0	8"	48"	#4	24" O.C.	#4	24" O.C.	(1)	NA	NA

LINTEL SCHEDULE					
ID	LINTEL HEIGHT	TOP BAR	BOTTOM BAR	STIRRUP SIZE	STIRRUP SPACING
L1	12"	(2) #4	(2) #4	NA	NA

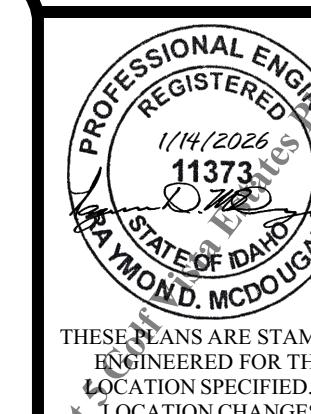
SIMPSON TIES				
SYM	ID	QTY	TYPE	SPACING
1	1	7	HDU5	
4	4	14	STHD10RJ	
27	27	2	ABU88Z	
32	32	3	CPT66Z	



# FOUNDATION PLAN

S-101

FOUNDATION	DESCRIPTION



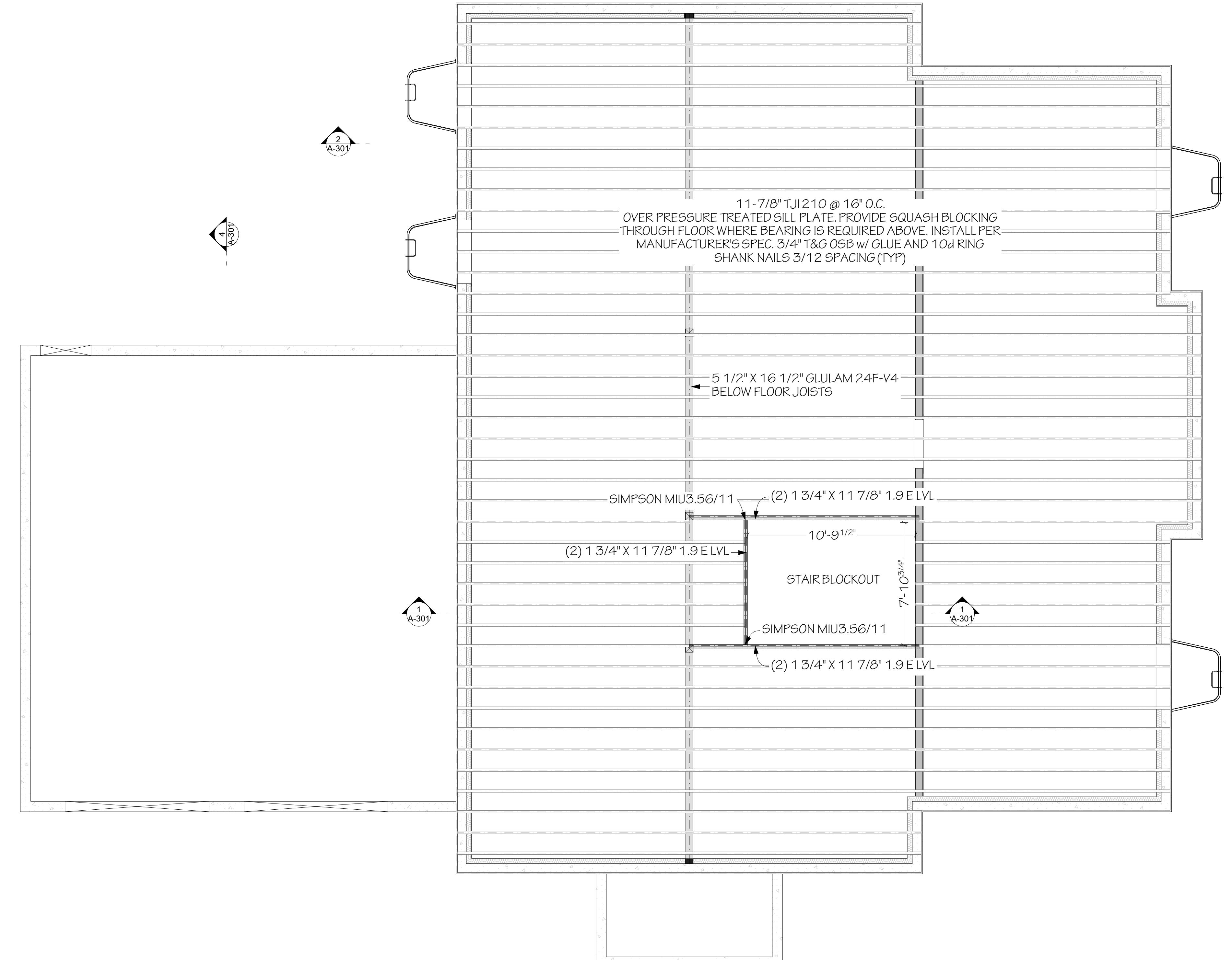
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Rexburg, ID  
[www.southfordesign.com](http://www.southfordesign.com)  
208-852-1111

**Jeff Brines**

Lot 5 Golf Vista Estates  
Victor, ID

ENGINEER: RAY MCDOUGAL, PE  
EIT: BA, BR  
DRAWN BY: WBS, LW  
CHKD BY:

Victor, M  
208-852-6236  
CHKB BY:  
PILOT DATE: 1/11/2026  
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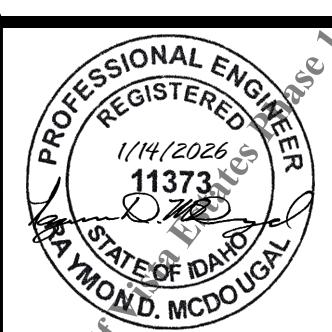


# ① MAIN LEVEL FLOOR FRAMING

SCALE: 1/4" = 1'-0"

<b>Jeff Brines</b>	ENGINEER: RAY MCDOUGAL, PE
EIT:	BA, BR
DRAWN BY:	WBS, LW
CHK'D BY:	
BLDG DATE:	1/14/2026

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208-852-6236



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R

**S-201**

**PLN# 25-02-053**

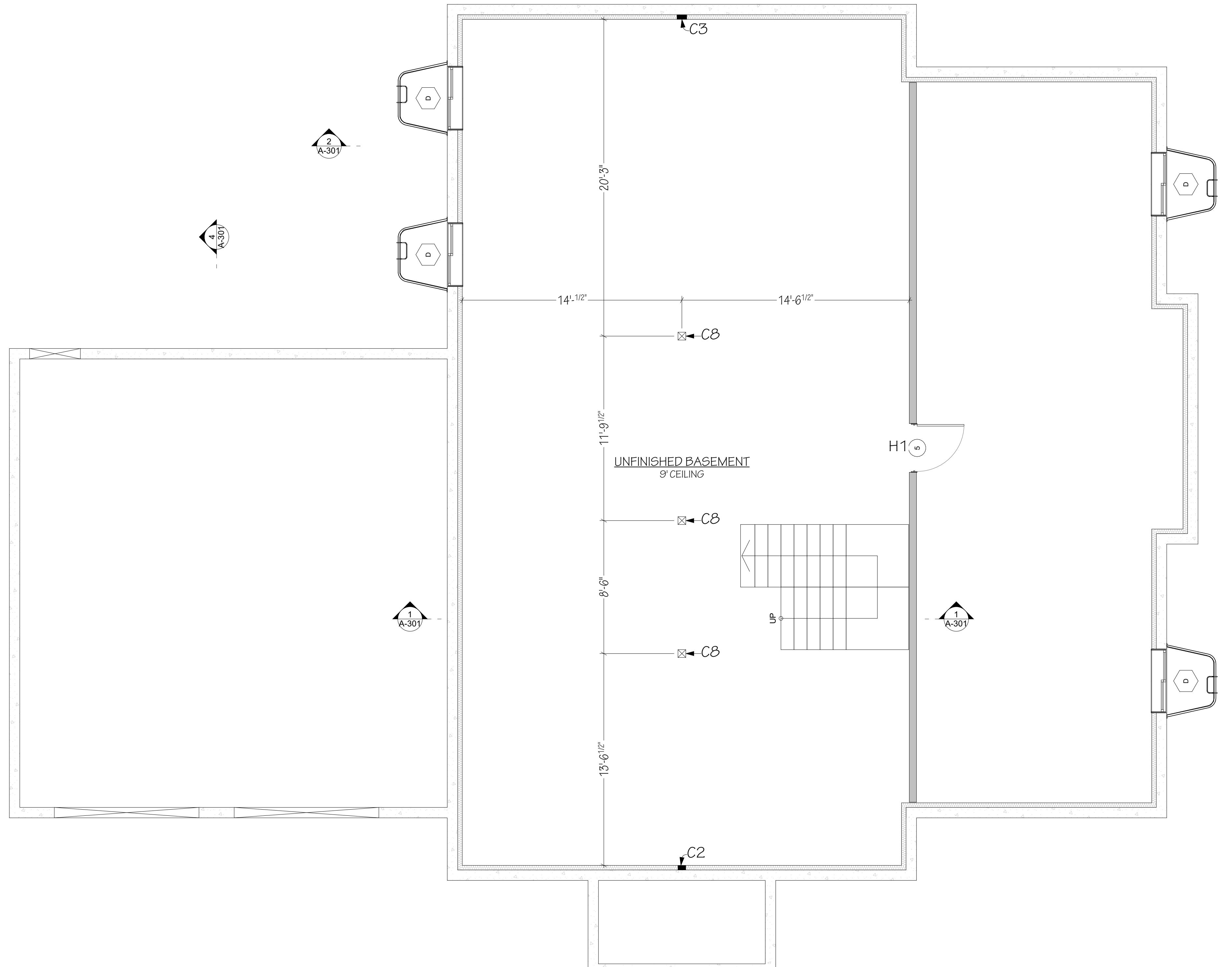
SHEAR WALL SCHEDULE		
ID	LOCATION	TYPE
SW2	EXTERIOR	7/16" OSB W/ 8d @ 4" O.C. ALL PANELEDGES & 12" O.C. FIELD (NO STAPLE OPTION)

COLUMN SCHEDULE	
ID	MATERIAL
C2	(4) 2X4 SPF #2 OR BETTER
C3	(5) 2X4 SPF #2 OR BETTER
C4	(3) 2X6 SPF #2 OR BETTER
C8	6X6 SPF #1 OR BETTER
C9	8X8 DF-L #1 OR BETTER

HEADERS			
ID	PLY	SIZE	NOTE
H1	2	2X10 SPF	
H3	2	1-3/4 x 9-1/2 1.9E LVL	
H4	2	1-3/4 x 11-7/8 1.9E LVL	
H7	2	2X8 SPF	
H9	NA	5-1/2 x 9 24F-V4 GLB	

ID	TYPE	QTY	SIZE		HEAD HEIGHT	TEMPERED	NOTES
			W	HT			
A	TBD	2	2'	3'	8'	---	
B	TBD	4	2'-6"	5'	8'	---	
C	TBD	3	3'	2'-6"	6'-8"	---	
D	TBD	4	4'	4'	6'-8"	---	
E	TBD	1	4'	4'-6"	8'	---	
F	TBD	2	4'	6'	8'	---	
G	TBD	1	5'	4'-6"	8'	---	
H	TBD	1	5'	5'	8'	---	
I	TBD	2	6'	3'	12'-6"	---	
J	TBD	3	6'	6'	8'	---	
K	TBD	1	6'	6'	15'-6"	---	

DOOR SCHEDULE						
ID	QTY	LOCATION	FIRE RATING	DOOR		NOTES
				W	HT	
1	2	Interior	---	2'-4"	6'-8"	
2	4	Interior	---	2'-6"	6'-8"	
3	6	Interior	---	2'-8"	6'-8"	
4	1	Interior	---	2'-10"	6'-8"	
5	5	Interior	---	3'	6'-8"	
6	1	Exterior	---	3'	6'-8"	
7	1	Exterior	---	3'	8'	
8	1	Exterior	---	6'	8'	
9	2	Exterior	---	9'	9'	
10	1	Exterior	20 MIN	3'	6'-8"	SELF-CLOSING DEVICE REQUIRED





# BASEMENT LEVEL WALL FRAMING

ENGINEER:	RAY MCDOUGAL, PE
EIT:	BA, BR
DRAWN BY:	WBS, LW
CHK'D BY:	
PILOT DATE:	1/11/2026

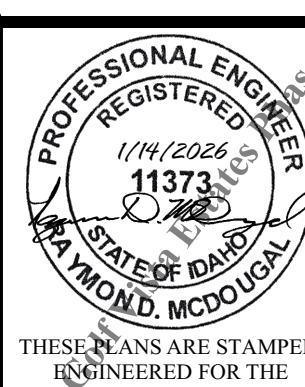
**Jeff Brines**

Lot 5 Golf Vista Estates Phase 1  
Victor, ID

**South Fork Design Group, LLC**  
127 E. Main St. Suite 111  
Rexburg, ID 83440  
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# **SOUTH FORK** DESIGN





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LOCATION CHANGES  
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BASEMENT WALL FRAMING	
REVISION DATE	DESCRIPTION

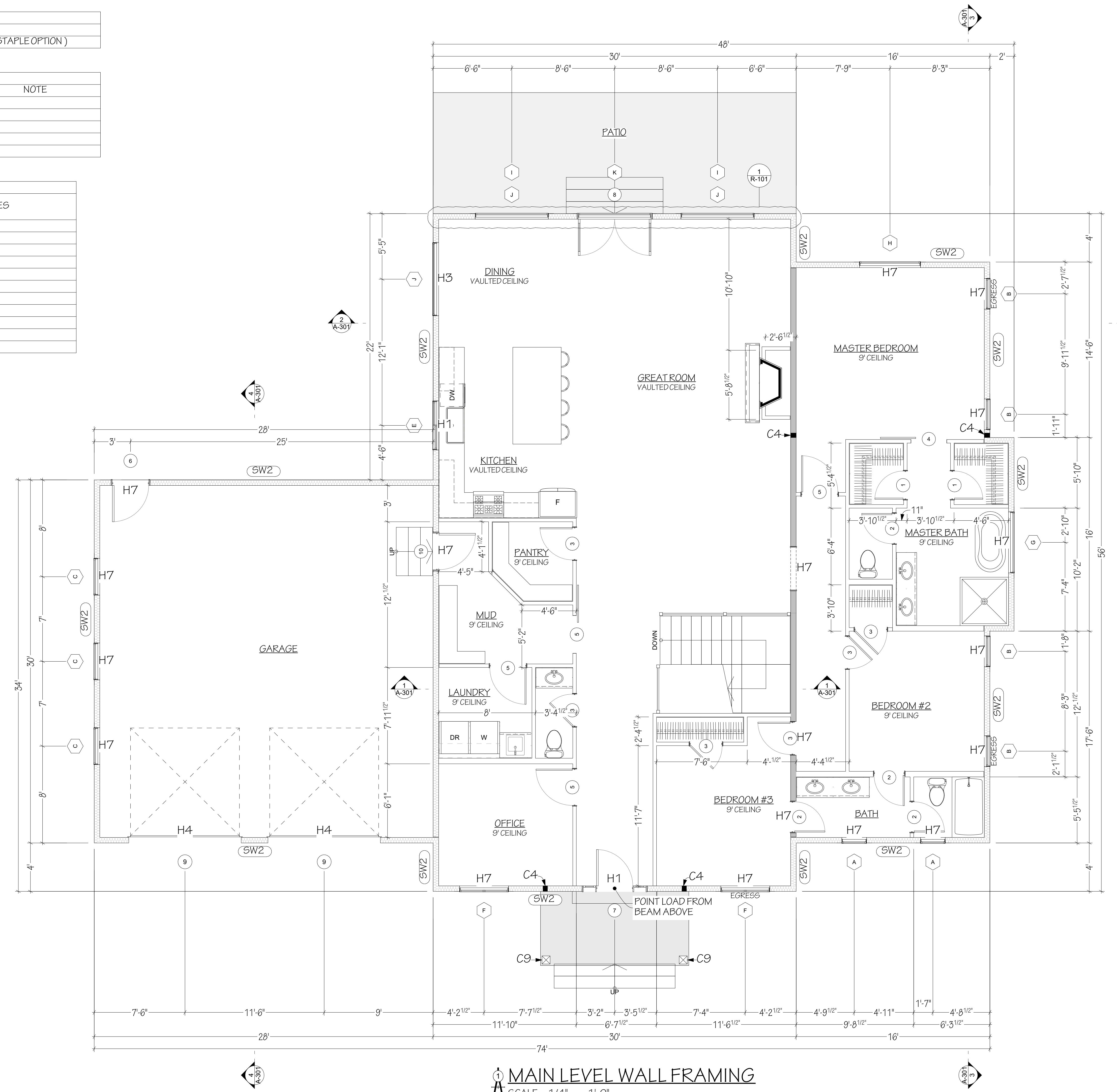
SHEAR WALL SCHEDULE		
ID	LOCATION	TYPE
SW2	EXTERIOR	7/16" OSB W/ 8d @ 4" O.C. ALL PANEL EDGES & 12" O.C. FIELD (NO STAPLE OPTION)

COLUMN SCHEDULE	
ID	MATERIAL
C2	(4) 2X4 SPF #2 OR BETTER
C3	(5) 2X4 SPF #2 OR BETTER
C4	(3) 2X6 SPF #2 OR BETTER
C8	6X6 SPF #1 OR BETTER
C9	8X8 DF-L #1 OR BETTER

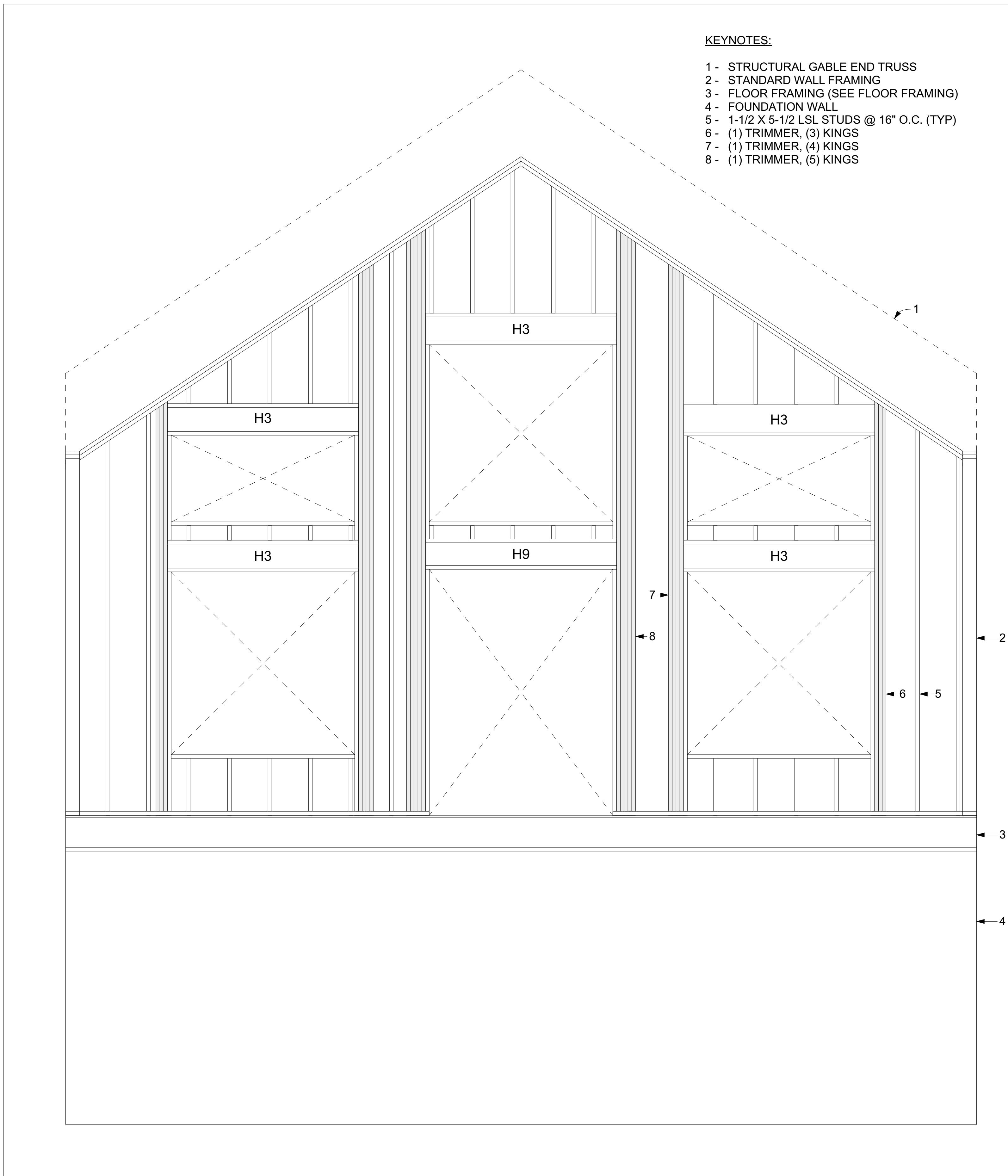
HEADERS			
ID	PLY	SIZE	NOTE
H1	2	2X10 SPF	
H3	2	1-3/4 x 9-1/2 1.9E LVL	
H4	2	1-3/4 x 11-7/8 1.9E LVL	
H7	2	2X8 SPF	
H9	NA	5-1/2 x 9 24F-V4 GLB	

WINDOW SCHEDULE							
ID	TYPE	QTY	SIZE		HEAD HEIGHT	TEMPERED	NOTES
			W	HT			
A	TBD	2	2'	3'	8'	---	
B	TBD	4	2'-6"	5'	8'	---	
C	TBD	3	3'	2'-6"	6'-8"	---	
D	TBD	4	4'	4'	6'-8"	---	
E	TBD	1	4'	4'-6"	8'	---	
F	TBD	2	4'	6'	8'	---	
G	TBD	1	5'	4'-6"	8'	---	
H	TBD	1	5'	5'	8'	---	
I	TBD	2	6'	3'	12'-6"	---	
J	TBD	3	6'	6'	8'	---	
K	TBD	1	6'	6'	15'-6"	---	

DOOR SCHEDULE						
ID	QTY	LOCATION	FIRE RATING	DOOR		NOTES
				W	HT	
1	2	Interior	---	2'-4"	6'-8"	
2	4	Interior	---	2'-6"	6'-8"	
3	6	Interior	---	2'-8"	6'-8"	
4	1	Interior	---	2'-10"	6'-8"	
5	5	Interior	---	3'	6'-8"	
6	1	Exterior	---	3'	6'-8"	
7	1	Exterior	---	3'	8'	
8	1	Exterior	---	6'	8'	
9	2	Exterior	---	9'	9'	
10	1	Exterior	20 MIN	3'	6'-8"	SELF-CLOSING DEVICE REQUIRED





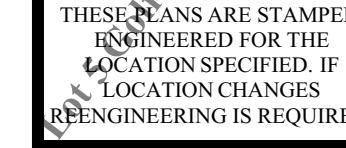


HEADERS			
ID	PLY	SIZE	NOTE
H1	2	2X10 SPF	
H3	2	1-3/4 x 9-1/2 1.9E LVL	
H4	2	1-3/4 x 11-7/8 1.9E LVL	
H7	2	2X8 SPF	
H9	NA	5-1/2 x 9 24F-V4 GLB	

**① REAR WALL DETAIL (EXTERIOR VIEW)**

SCALE: 1/2" = 1'-0"

WALL DETAIL  
REVISION DATE  
DESCRIPTION



PROFESSIONAL ENGINEER  
REGISTERED  
RAYMOND D. MCDOUGAL  
STATE OF IDAHO  
11373  
1/14/2026

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R-101

PLN# 25-02-053

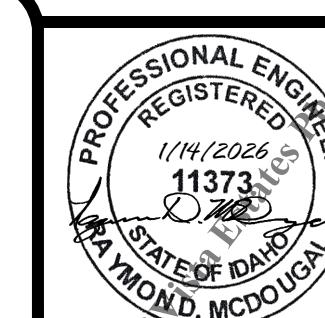
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127 E. Main St. Suite 111  
Rexburg, ID 83440  
www.southforkdesign.com  
208-852-6236

Jeff Brines  
Engineer: RAY MCDOUGAL, PE  
EIT: BA, BR  
DRAWN BY: WBS, LW  
CHKD BY:  
PLOT DATE: 1/14/2026

Lot 5 Golf Vista Estates Phase 1  
Victor, ID

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1/14/2026



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DETAILS

DESCRIPTION

REVISION DATE

PLN#

R-102

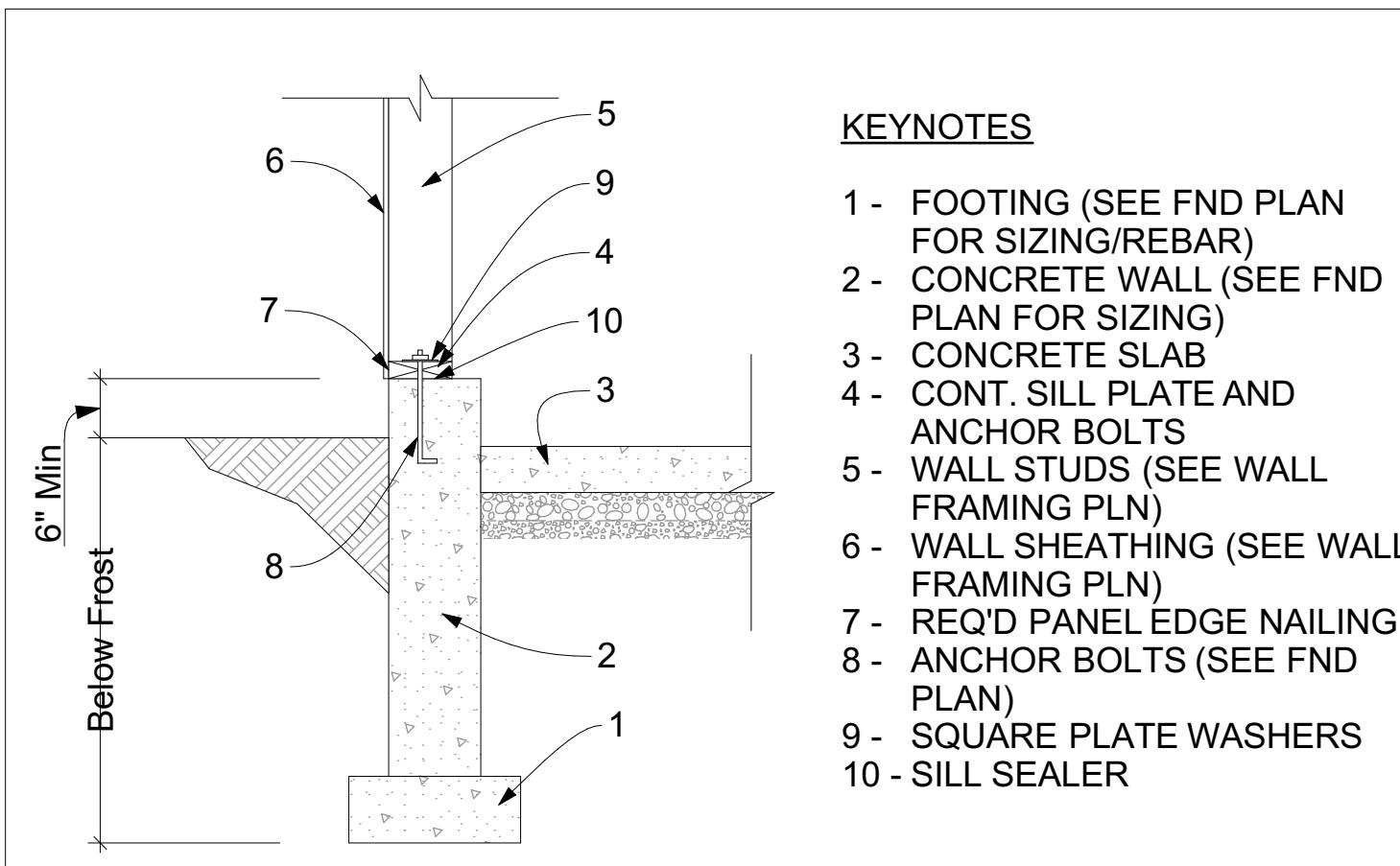
PLN# 25-02-053

Jeff Brines

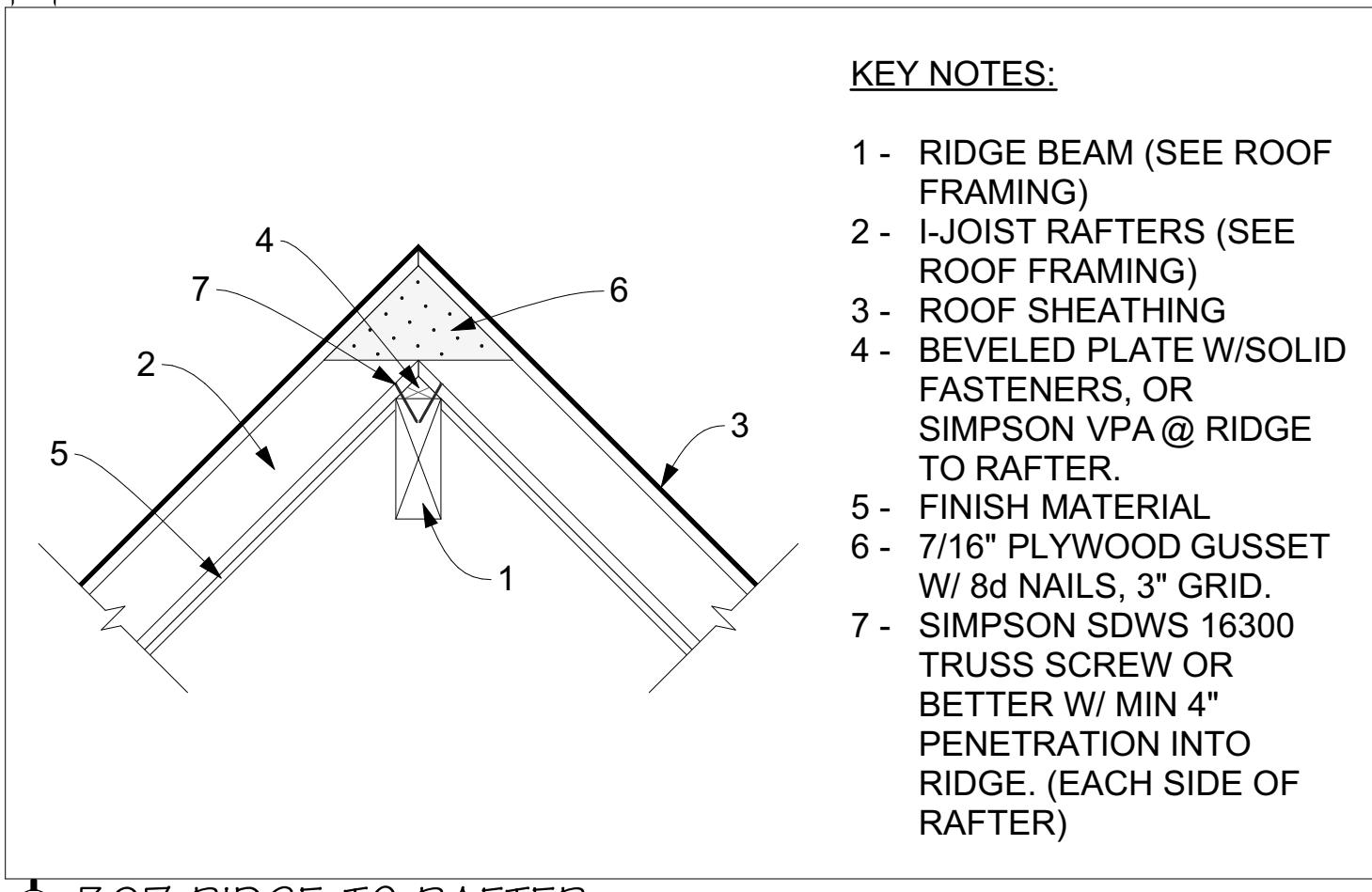
Lot 5 Gof Vista Estates Phase 1  
Victor, ID

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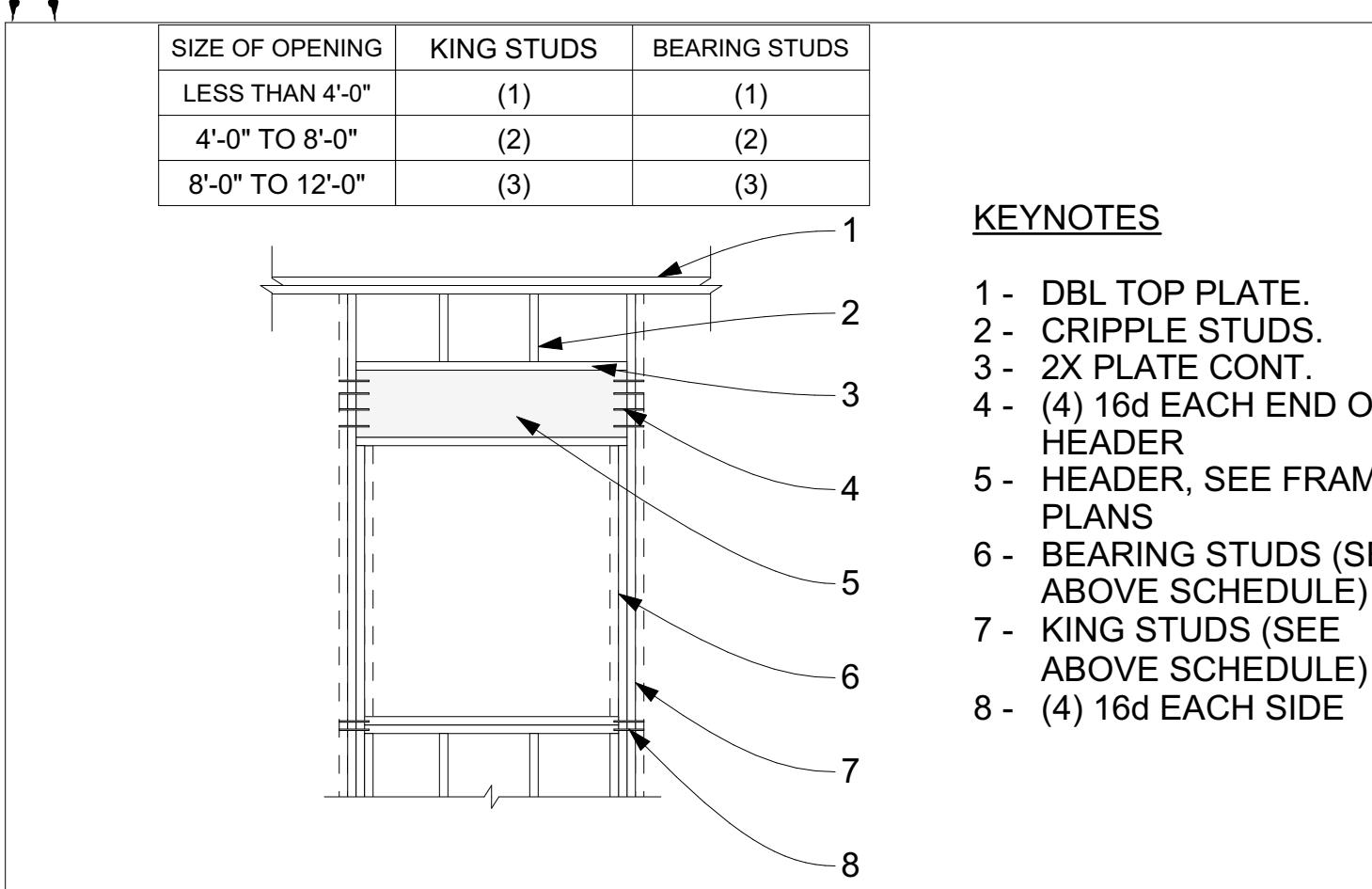
ENGINEER: RAY McDUGAL, PE  
EIT: BA, BR  
DRAWN BY: WBS, LW  
CHKD BY: 1/14/2026



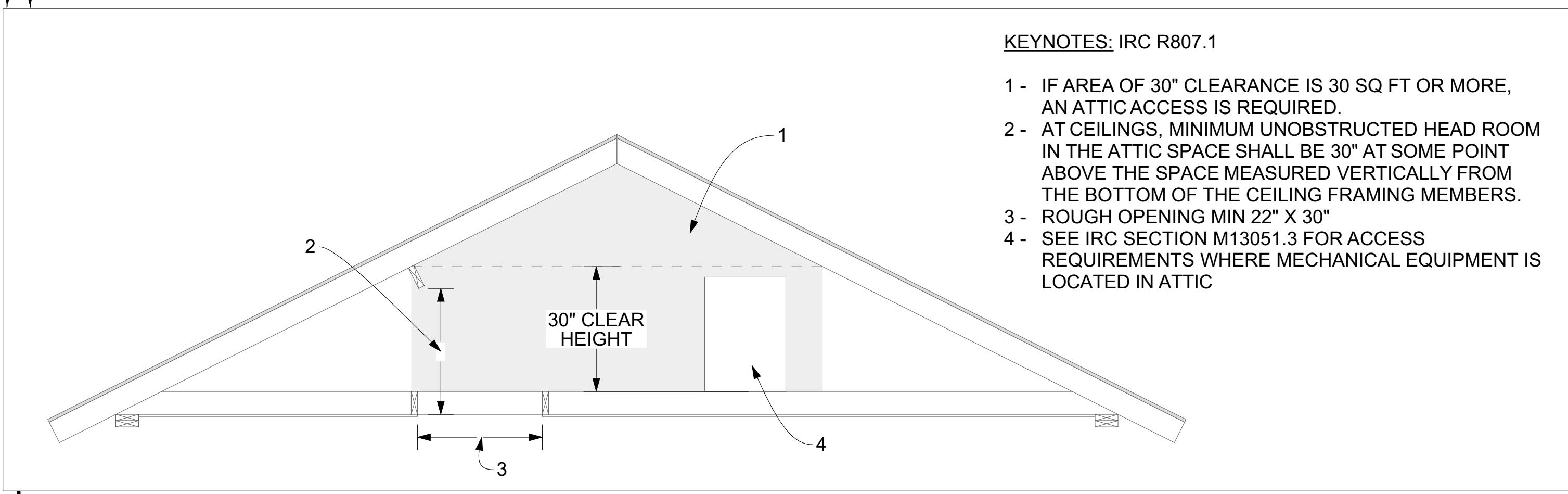
101-STUD WALL TO CONCRETE WALL CONNECTION  
NOT TO SCALE



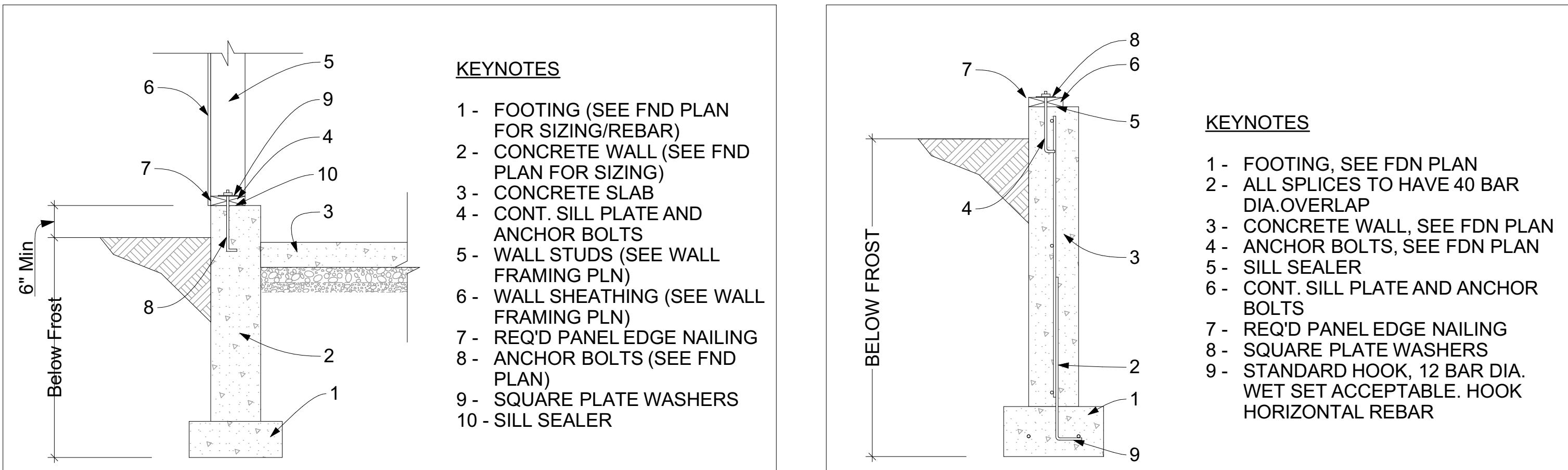
307-RIDGE-TO-RAFTER  
NOT TO SCALE



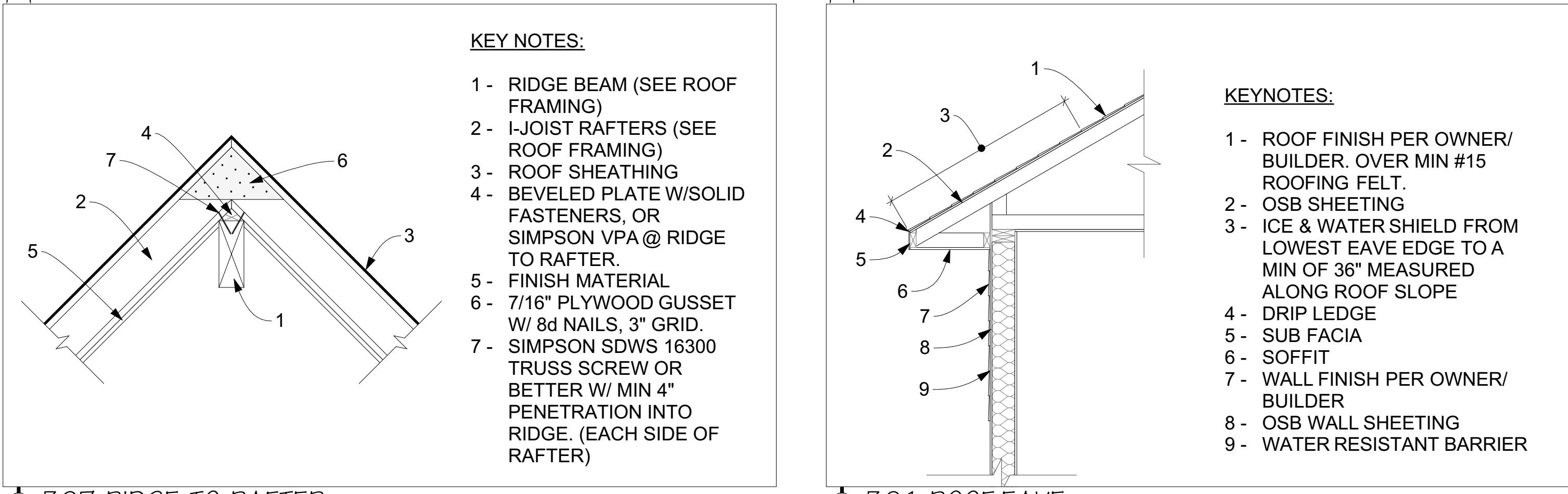
205-TYPICAL OPENING FRAMING  
NOT TO SCALE



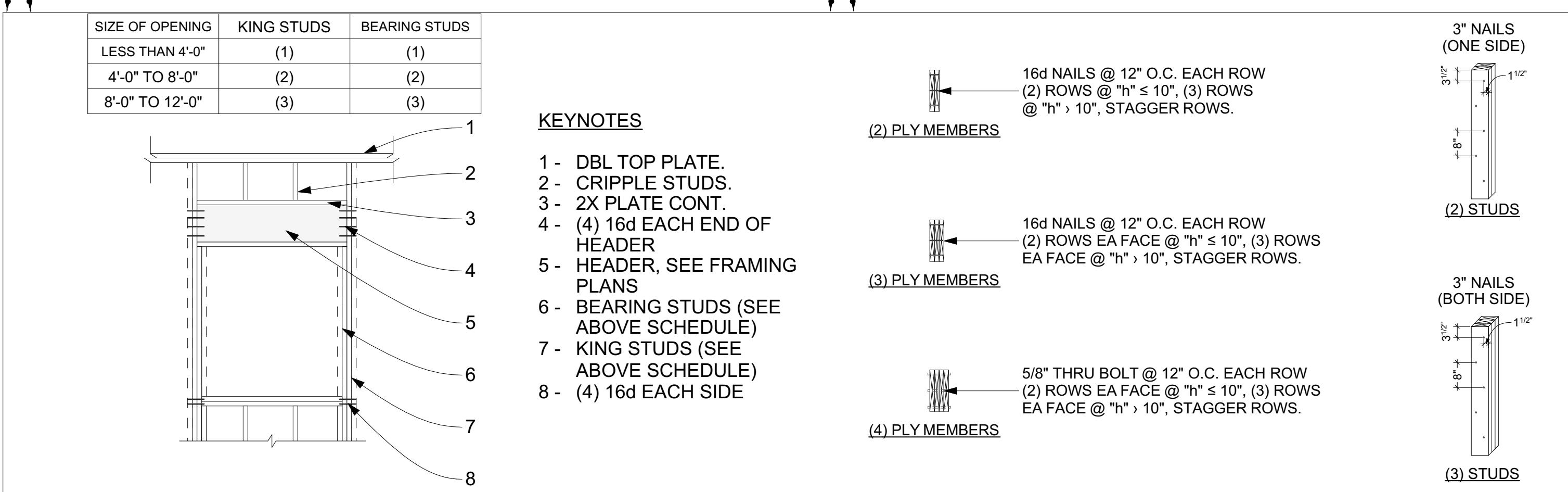
309 ATTIC ACCESS  
NOT TO SCALE



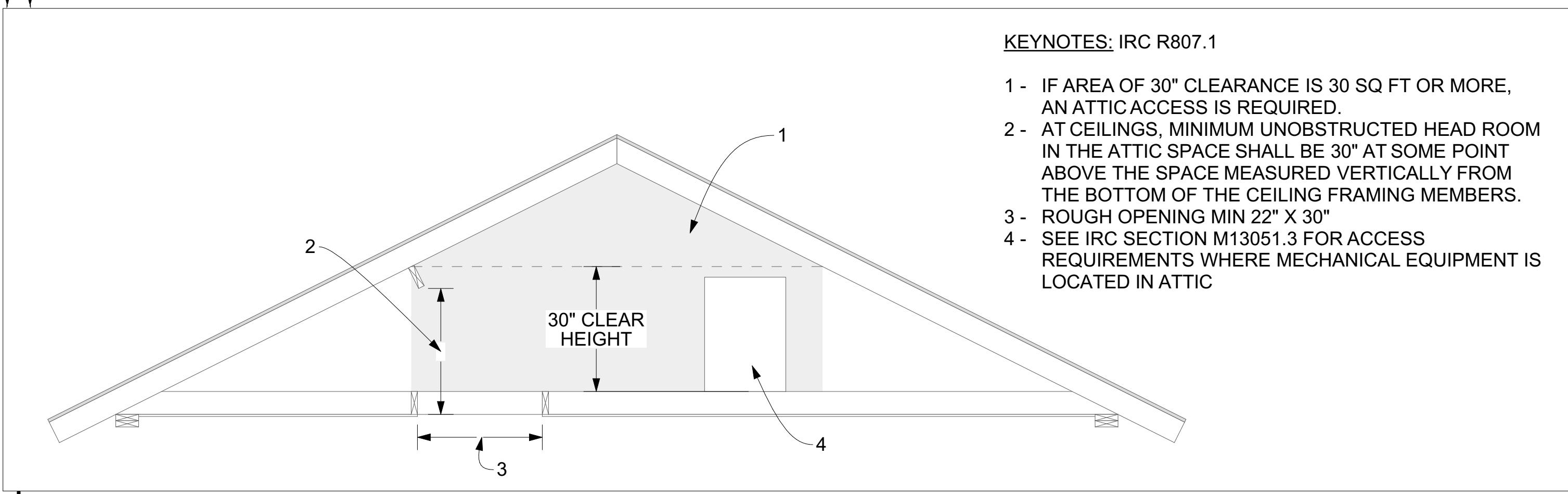
109-FOUNDATION WALL  
NOT TO SCALE



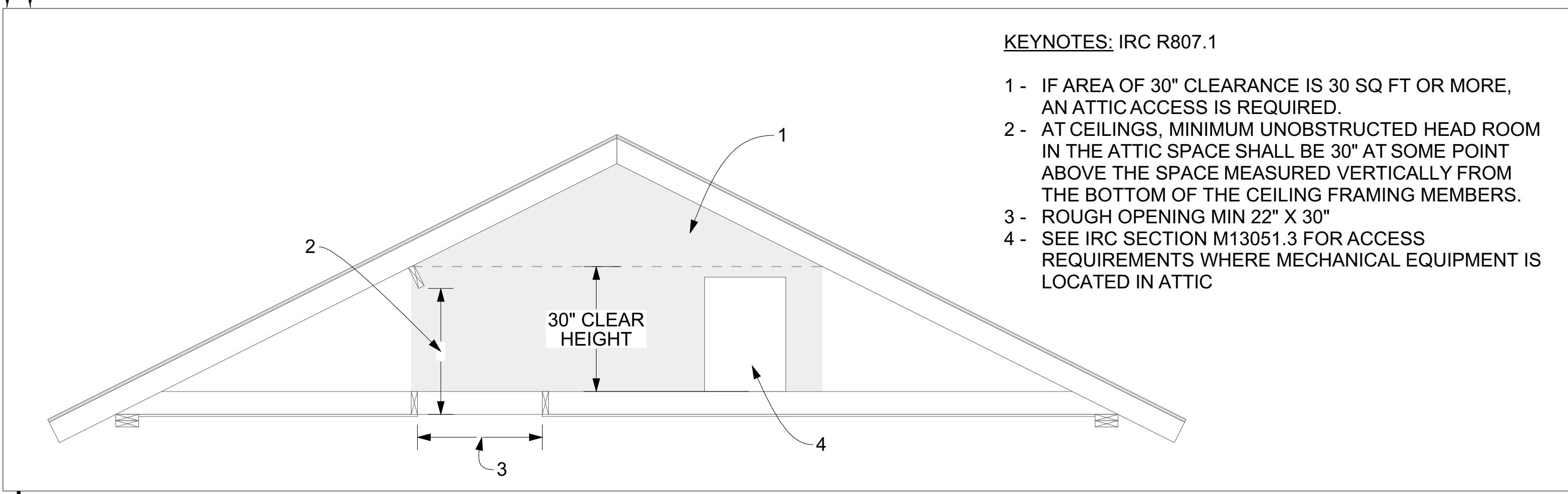
301-ROOF EAVE  
NOT TO SCALE



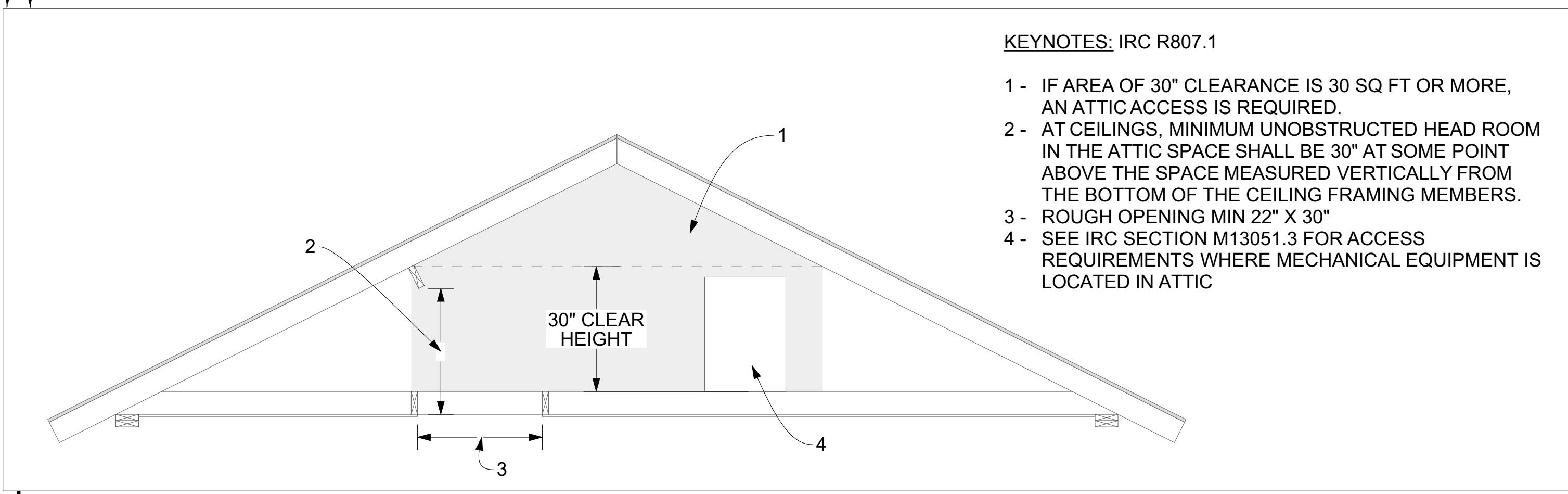
302-ROOF GABLE OVERBUILD  
NOT TO SCALE



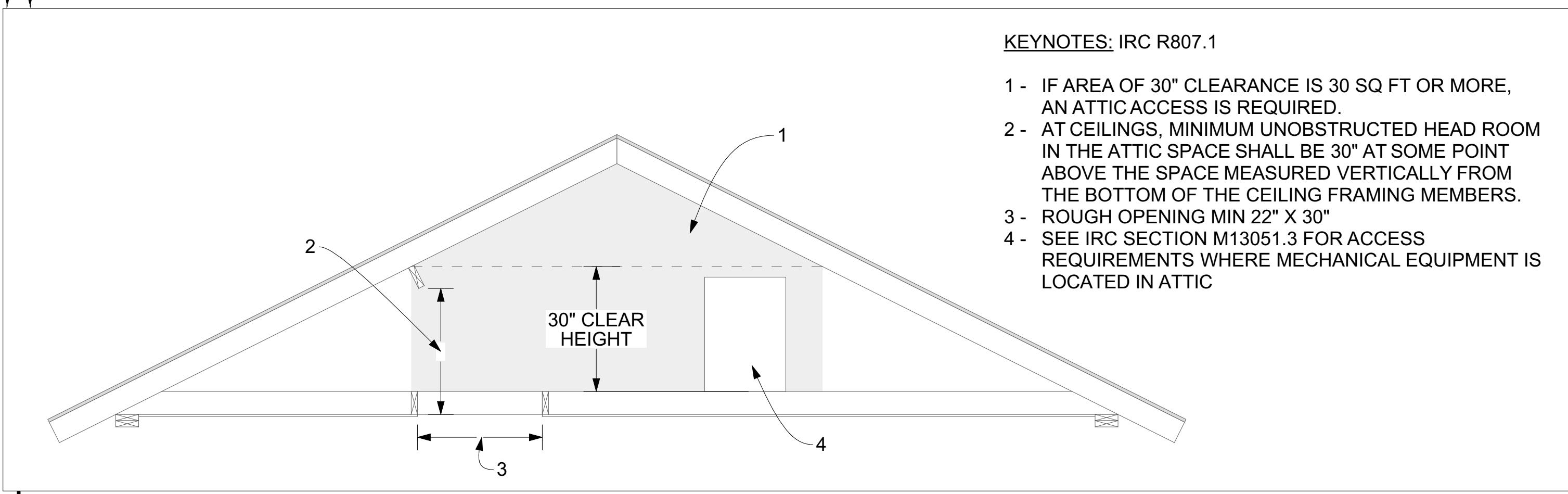
116 CONCRETE PORCH CAP  
NOT TO SCALE



107-WINDOW WELL EGRESS  
NOT TO SCALE



206-TYPICAL RESIDENTIAL STAIR FRAMING  
NOT TO SCALE



111-TIMBER TRUSS  
NOT TO SCALE

### MEP DRAWING NOTE:

1. THESE DRAWINGS ARE PROVIDED FOR THE MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS TO MAKE NOTATIONS AND CHANGES ACCORDING TO THE DIRECTION OF THE HOMEOWNER AND GENERAL CONTRACTOR.
2. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL CONTRACTORS TO ENSURE THAT ALL TRADE-SPECIFIC DESIGN IS DONE ACCORDING TO THE LATEST CODE STANDARDS AND THE HOME OWNERS PREFERENCE.
3. THE TRADE CONTRACTORS SHALL PRESENT ALL MATERIAL AND FIXTURE SELECTIONS FOR HOME OWNER APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
4. IF THE INSTALLATION OF ANY PIPES, DUCTWORK, WIRES OR OTHER MATERIAL REQUIRE MODIFICATION OF THE SPECIFIED STRUCTURE, THE GENERAL CONTRACTOR SHALL CONTACT THE STRUCTURAL ENGINEER OR DESIGNER TO VERIFY THAT SUCH MODIFICATION WILL NOT NEGATIVELY EFFECT THE STRENGTH OF THE EFFECTED STRUCTURAL ELEMENT.

## R302.6 Dwelling-Garage Fire Separation

The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent *dwelling unit* wall.

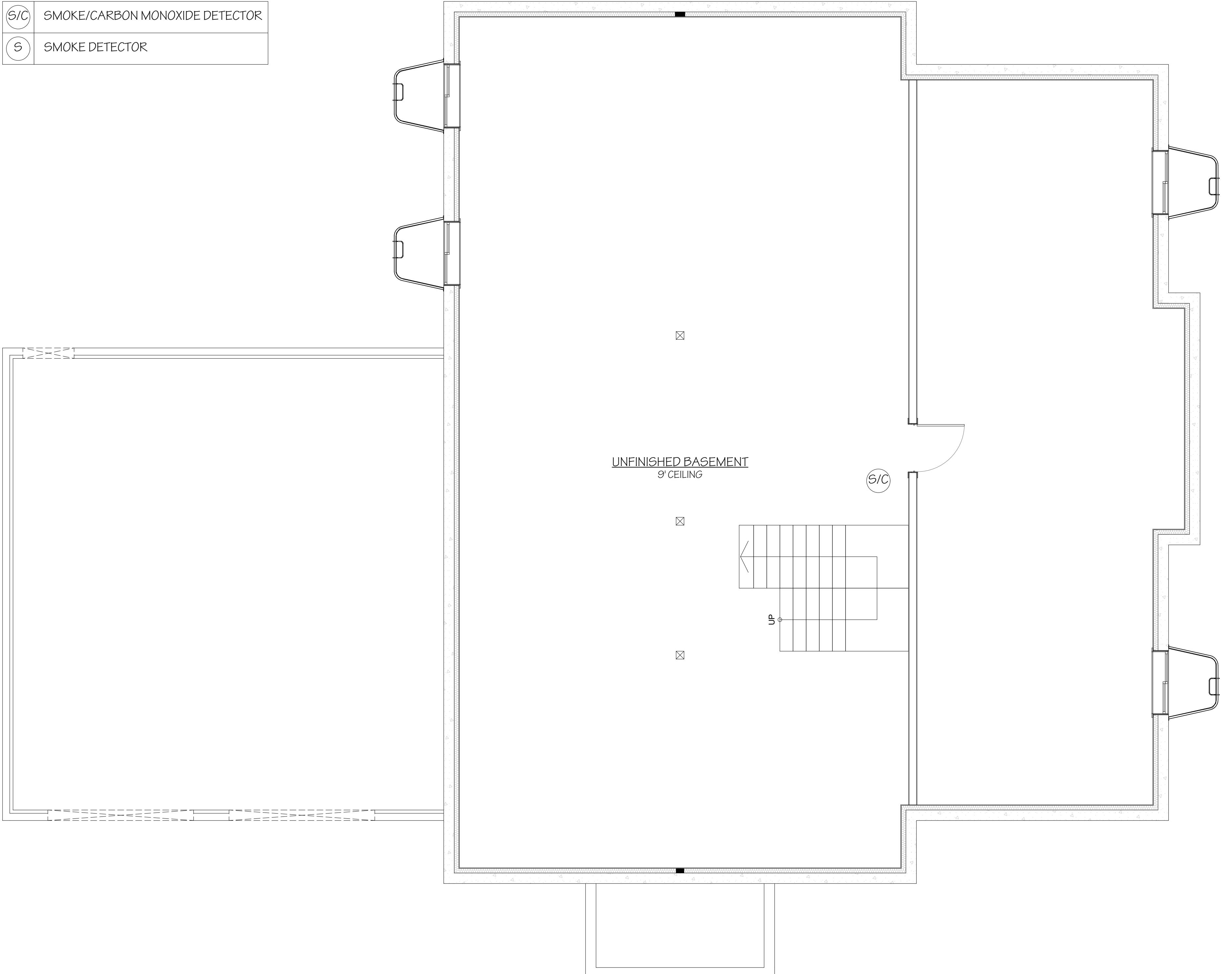
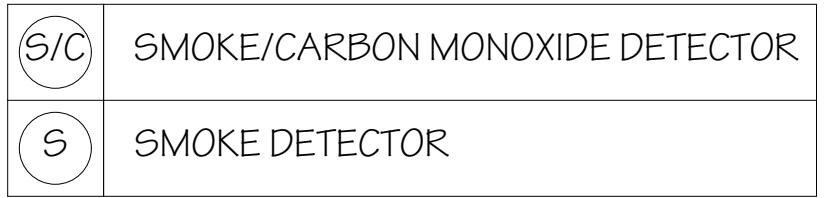
**TABLE R302.6**

DWELLING-GARAGE SEPARATION	
SEPARATION	MATERIAL
From the residence and attics	Not less than $\frac{1}{2}$ -inch gypsum board or equivalent applied to the garage side
From habitable rooms above the garage	Not less than $\frac{5}{8}$ -inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than $\frac{1}{2}$ -inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than $\frac{1}{2}$ -inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

#### ATTIC/CRAWLSPACE GENERAL NOTE:

OPENINGS TO ATTIC AND CRAWLSPACE SHALL COMPLY WITH CODE M1305.1.3 & M1305.1.2 IN THAT ALL APPLIANCES SHALL BE ACCESSIBLE WITHIN 20 FEET OF THE ACCESS OPENINGS.



# BASEMENT LEVEL MEP

The logo for South Fork Design Group, LLC. It features the word "SOUTH" in a light gray, sans-serif font at the top, partially overlapping the word "FORK" in a large, bold, blue, sans-serif font. Below "FORK" is the word "DESIGN" in a large, bold, gray, sans-serif font, partially overlapping the bottom of "FORK". The overall design is modern and professional.

<b>Jeff Brines</b>	ENGINEER: RAY MCDOUGAL, PE
EIT:	BA, BR
DRAWN BY:	WBS, LW
Half Vista Estates Phase 1 Victor ID	CH2D DW

E-101

PLN# 25-02-05

### MEP DRAWING NOTE:

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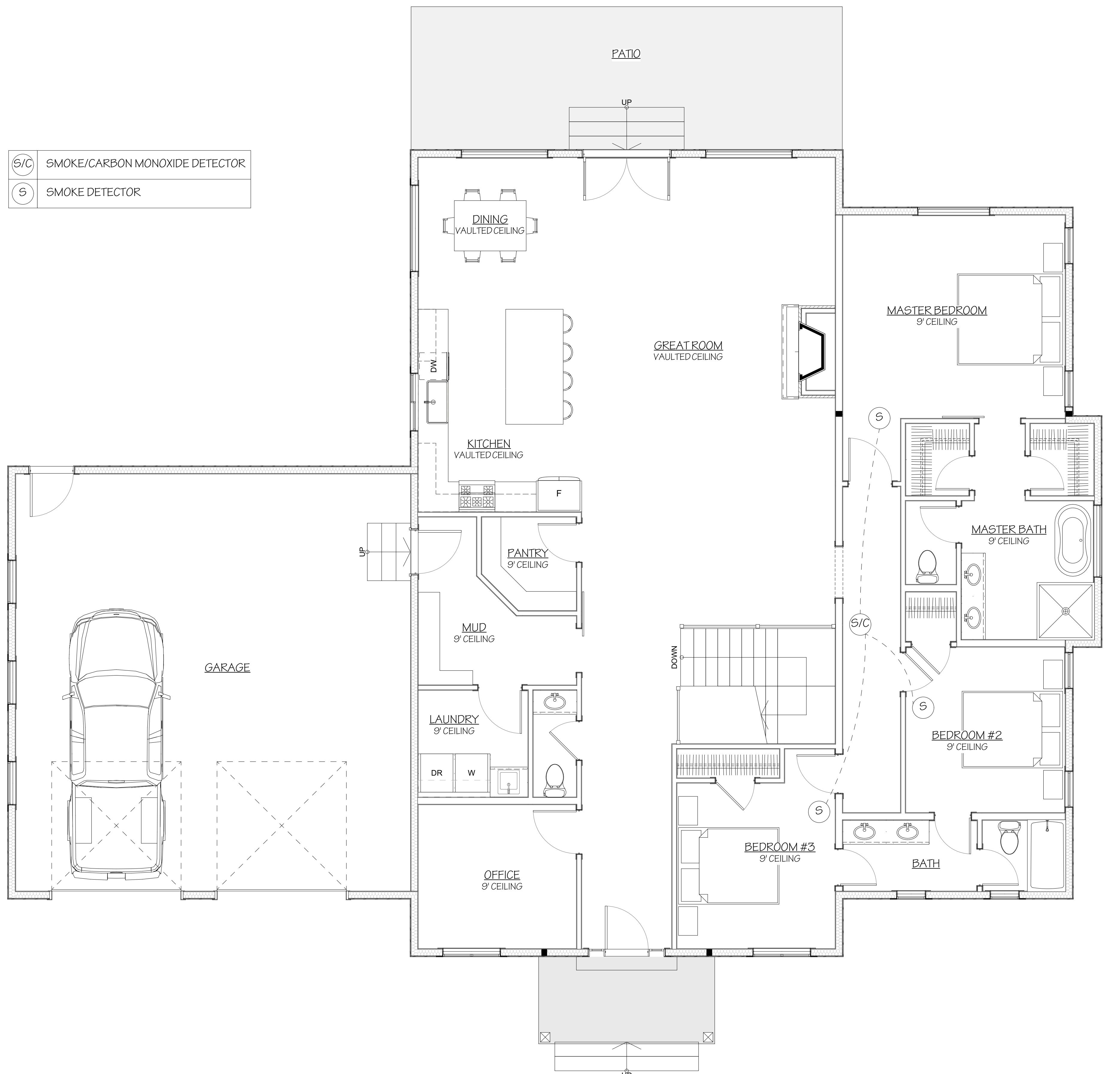
TABLE R302.6

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# MAIN LEVEL MEP

<b>SHEET TITLE: MEP MARKUP PLAN</b>	
<b>REVISION DATE</b>	<b>DESCRIPTION</b>

**South Fork Design Group, LLC**  
127 E. Main St. Suite 111  
Rexburg, ID 83440  
[www.southforkdesign.com](http://www.southforkdesign.com)



**SOUTH FORK** DESIGN

**Jeff Brines**  
ENGINEER: RAY MCDOUGAL, PE  
EIT: BA, BR  
DRAWN BY: WBS, LW  
11f Vista Estates Phase 1

E-10

PLN# 25-02